

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Novelty Hill/Union Hill / 71
Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 995
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$141,800	\$256,300	\$398,100	\$411,000	96.9%	7.48%
2004 Value	\$148,300	\$260,500	\$408,800	\$411,000	99.5%	7.05%
Change	+\$6,500	+\$4,200	+\$10,700		+2.6%	-0.42%
% Change	+4.6%	+1.6%	+2.7%		+2.7%	-5.64%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.42% and -5.64% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$165,700	\$278,900	\$444,600
2004 Value	\$173,400	\$287,700	\$461,100
Percent Change	+4.6%	+3.2%	+3.7%

Number of one to three unit residences in the Population: 4917

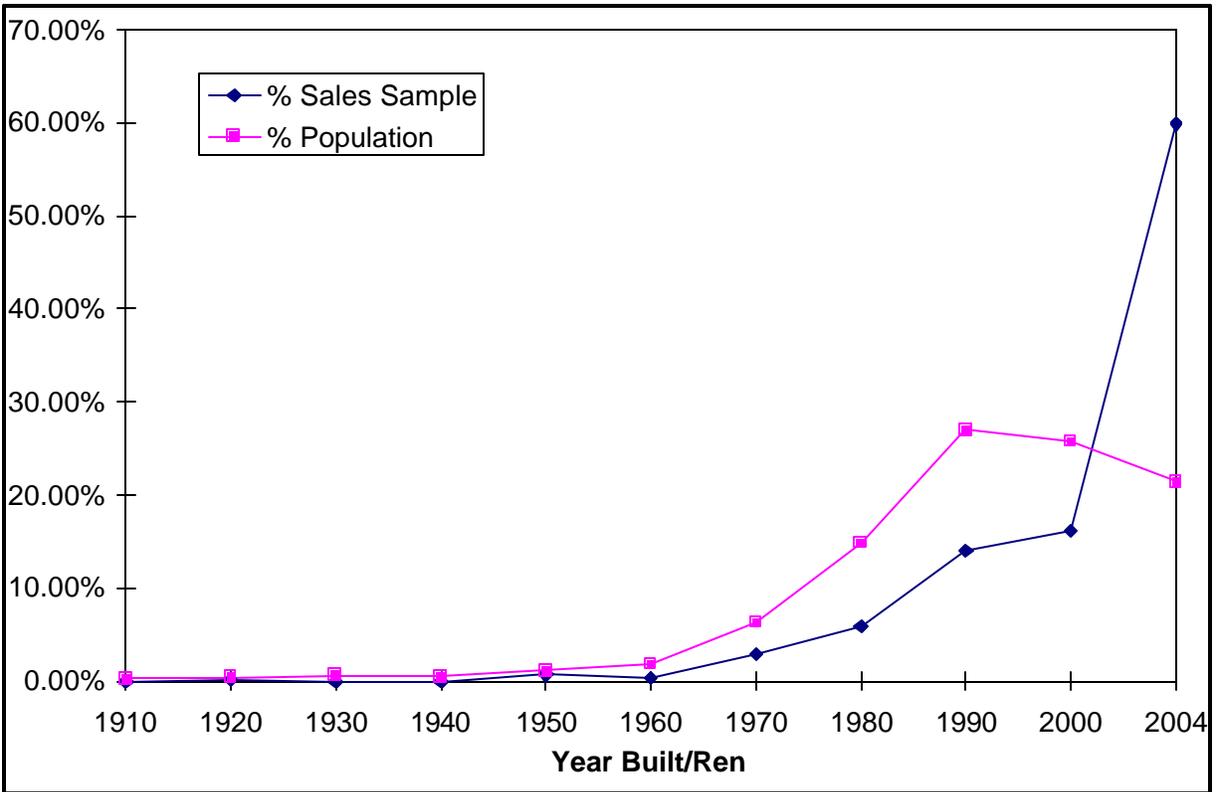
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved properties located in Woodbridge Division 1, Westchester Heights and Redmond Ridge Division 6 had a higher overall ratio than other improvements. The model adjusts these properties downward thus improving equalization. Improved Properties located in Redmond Ridge excluding Division 6 had a higher overall ratio than other improvements. The formula adjusted these properties upward less than other improvements. Grades 7 & 8 located in Trilogy had a higher overall ratio than other improvements. The model adjusts accordingly. Grade 9 properties located in Trilogy had a lower overall ratio than other improvements. The formula adjusted these properties upward more than other improvements. Grade 8 properties not located in the above plats had a higher overall ratio than other improvements. The formula adjusted these properties upward less than other improvements.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.20%
1930	0	0.00%
1940	0	0.00%
1950	7	0.70%
1960	3	0.30%
1970	29	2.91%
1980	59	5.93%
1990	139	13.97%
2000	160	16.08%
2004	596	59.90%
	995	

Population		
Year Built/Ren	Frequency	% Population
1910	11	0.22%
1920	21	0.43%
1930	30	0.61%
1940	23	0.47%
1950	56	1.14%
1960	88	1.79%
1970	309	6.28%
1980	731	14.87%
1990	1327	26.99%
2000	1269	25.81%
2004	1052	21.40%
	4917	

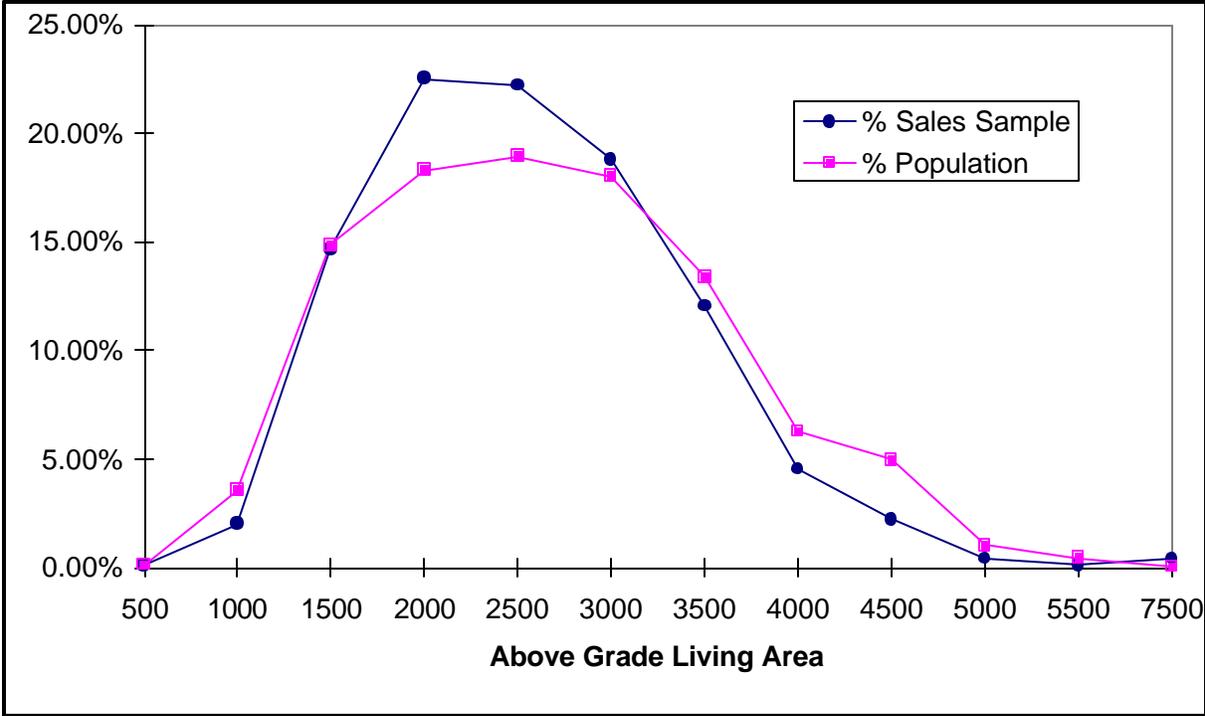


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.10%
1000	20	2.01%
1500	146	14.67%
2000	224	22.51%
2500	221	22.21%
3000	187	18.79%
3500	120	12.06%
4000	45	4.52%
4500	22	2.21%
5000	4	0.40%
5500	1	0.10%
7500	4	0.40%
	995	

Population		
AGLA	Frequency	% Population
500	8	0.16%
1000	176	3.58%
1500	730	14.85%
2000	901	18.32%
2500	932	18.95%
3000	887	18.04%
3500	658	13.38%
4000	308	6.26%
4500	243	4.94%
5000	50	1.02%
9000	22	0.45%
13000	2	0.04%
	4917	

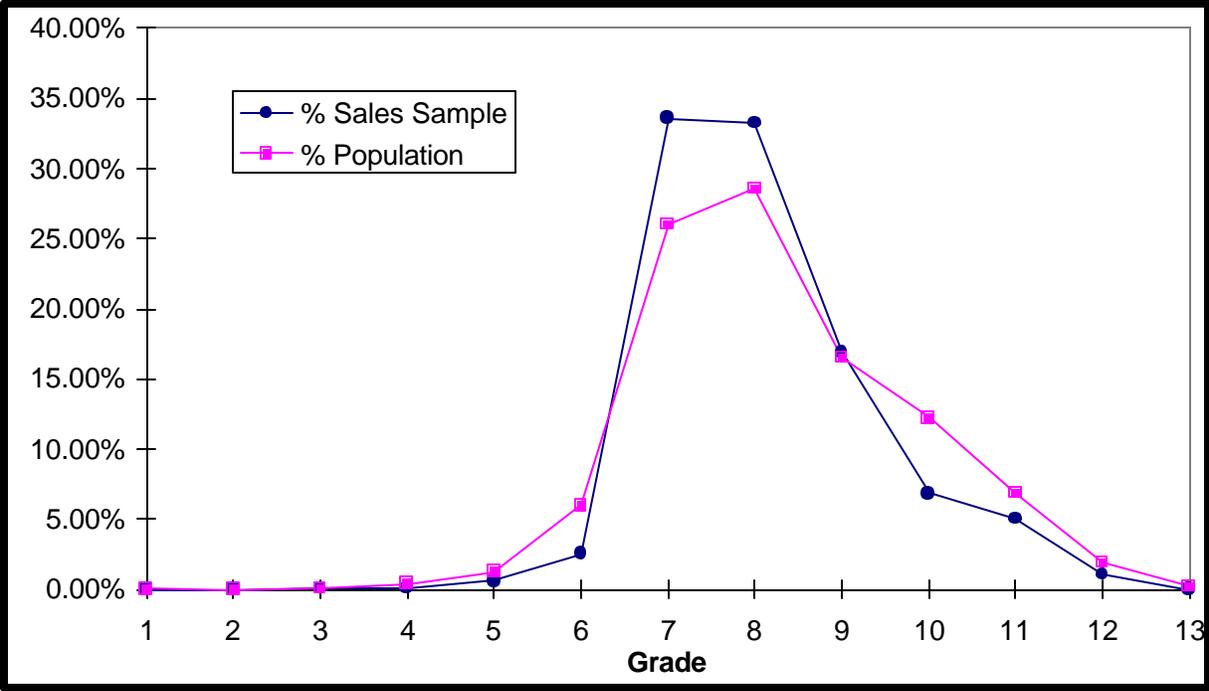


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

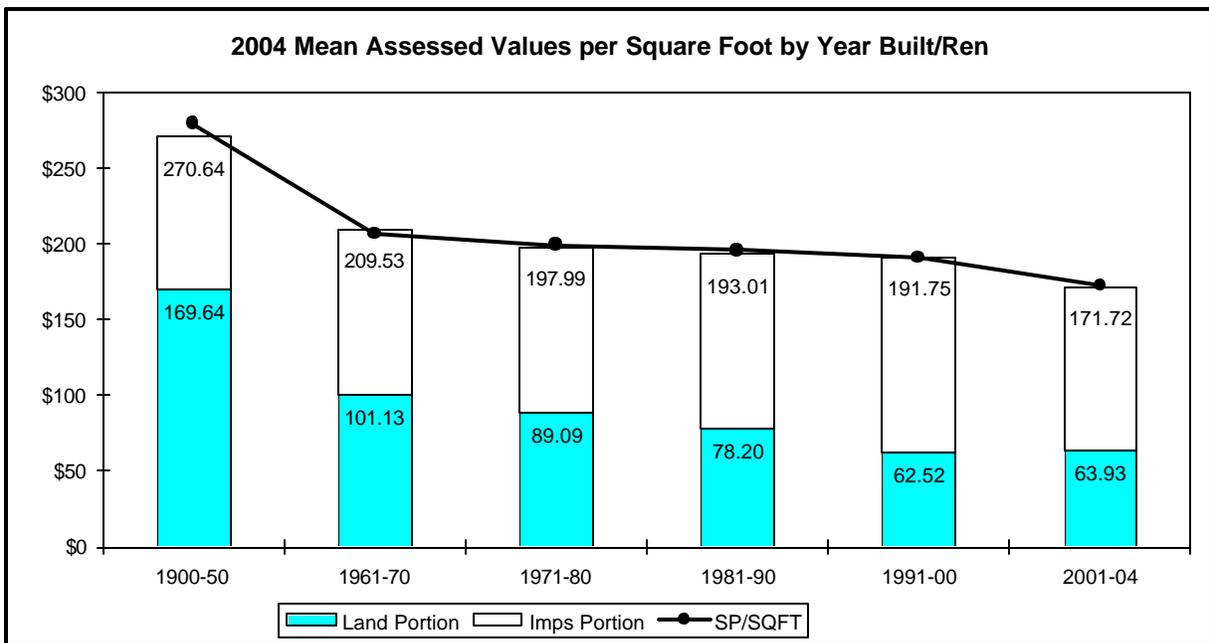
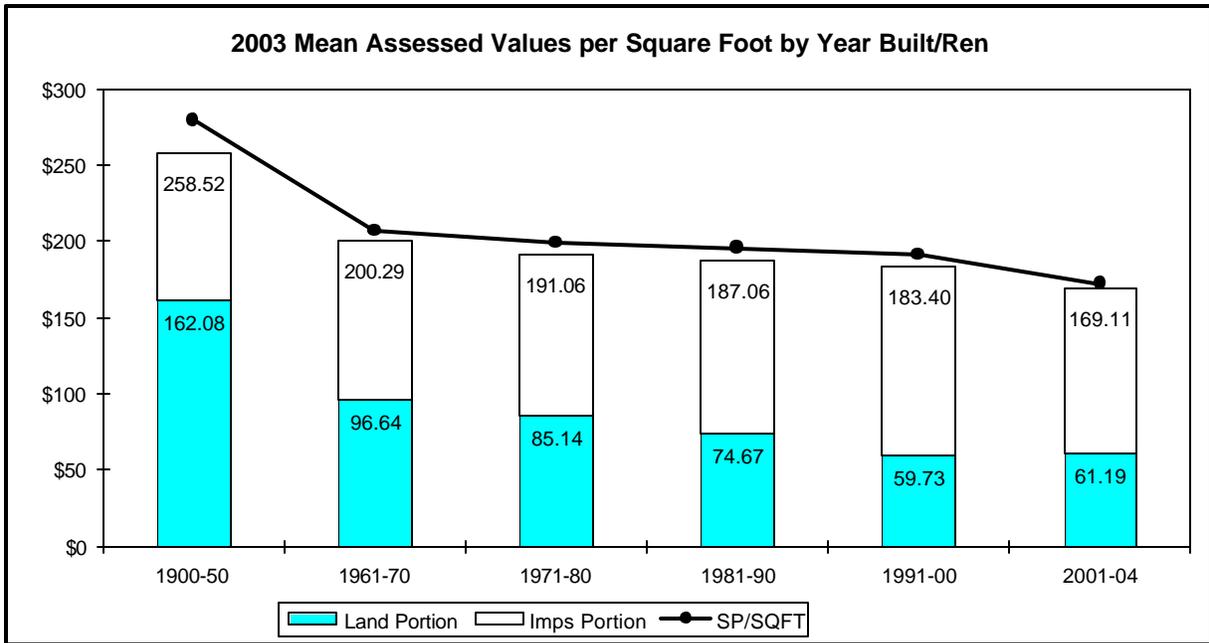
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.10%
4	1	0.10%
5	6	0.60%
6	25	2.51%
7	334	33.57%
8	331	33.27%
9	168	16.88%
10	68	6.83%
11	50	5.03%
12	11	1.11%
13	0	0.00%
	995	

Population		
Grade	Frequency	% Population
1	1	0.02%
2	0	0.00%
3	5	0.10%
4	19	0.39%
5	61	1.24%
6	293	5.96%
7	1277	25.97%
8	1404	28.55%
9	813	16.53%
10	600	12.20%
11	339	6.89%
12	93	1.89%
13	12	0.24%
	4917	



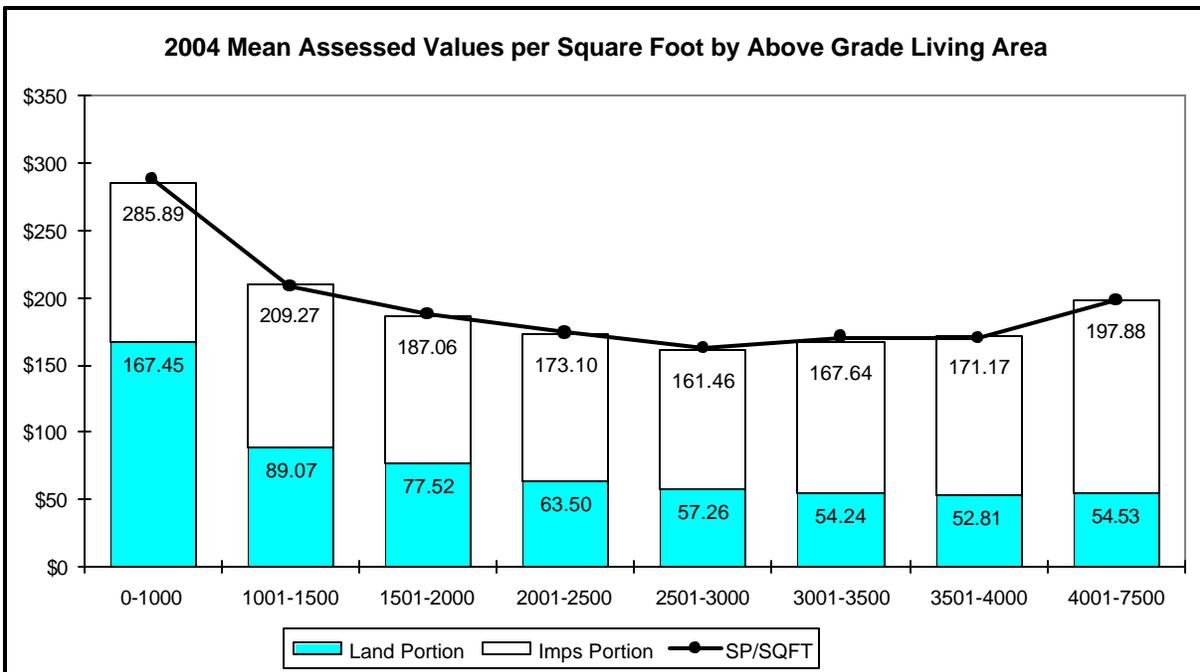
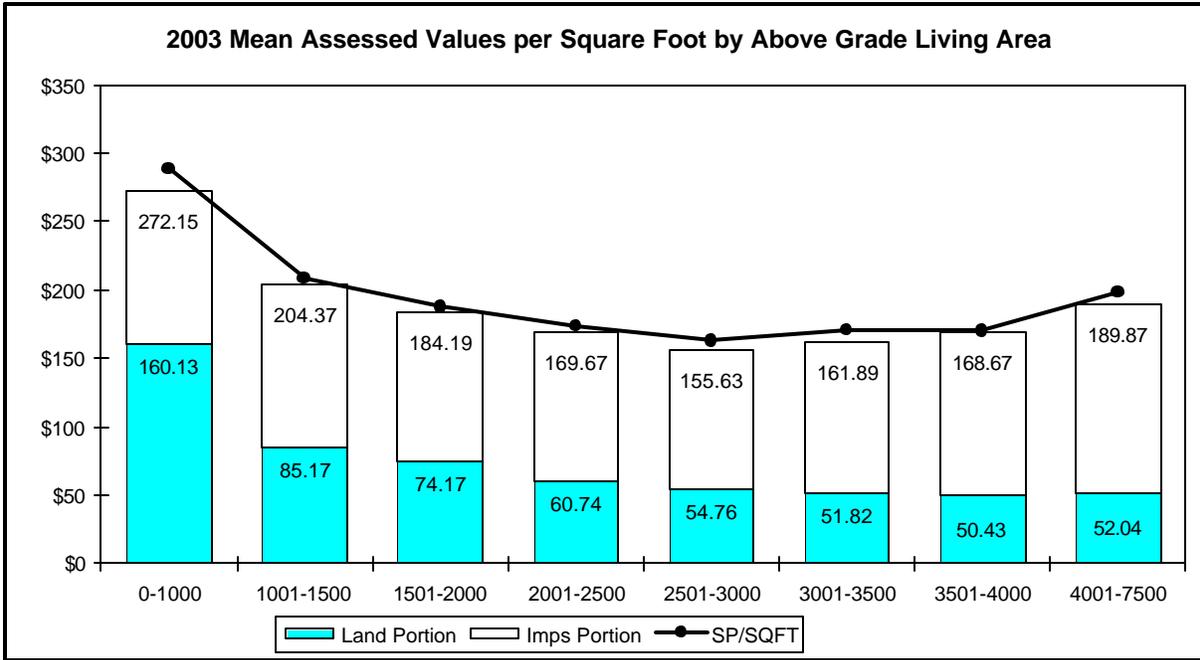
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values By Year Built or Year Renovated



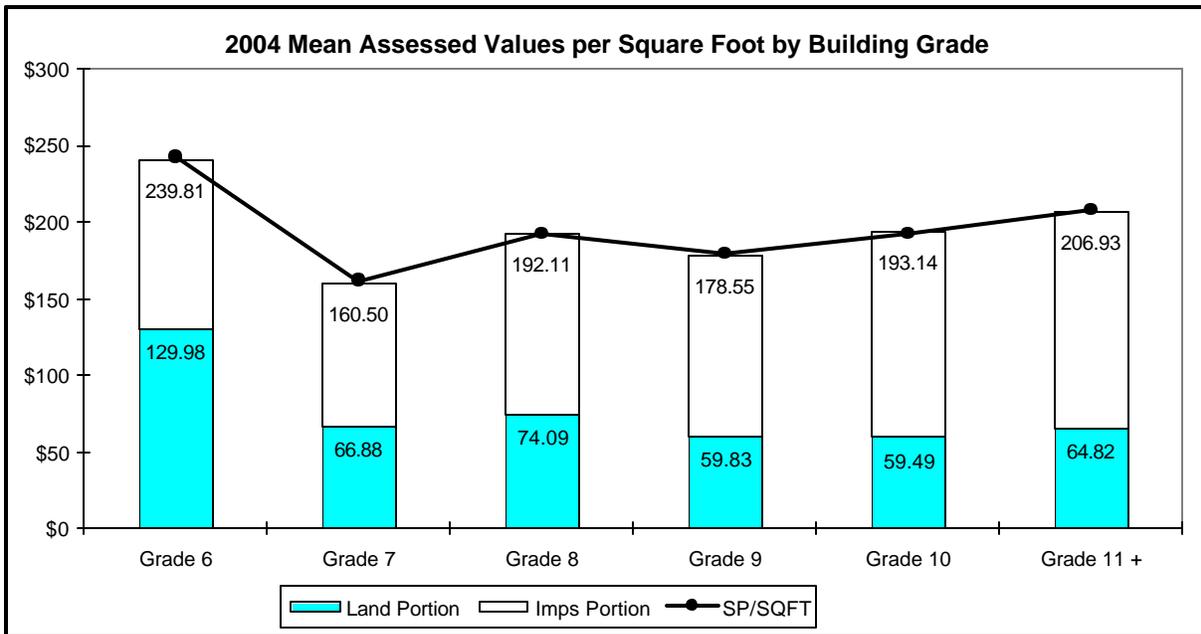
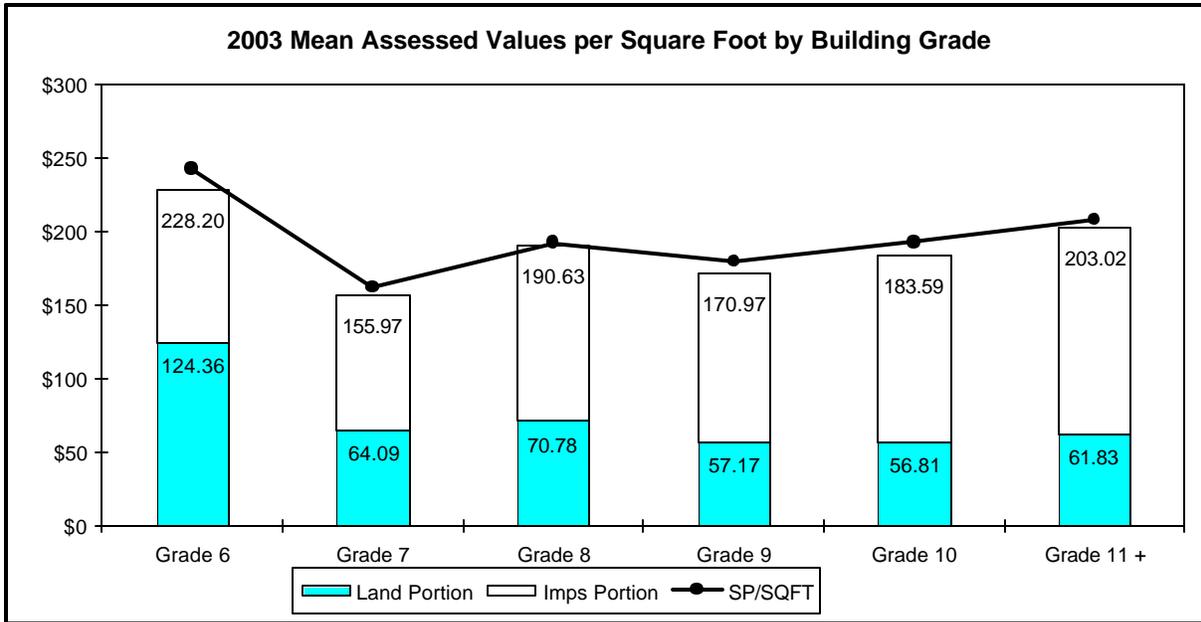
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 11/05/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed on 02/09/2004 to test the resultant assessment level using later 2003 sales. There were 42 additional usable improved sales. The weighted mean ratio dropped from 0.995 to 0.993 for single family residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 30 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.6% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x 1.05, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 995 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved properties located in Woodbridge Division 1, Westchester Heights and Redmond Ridge Division 6 had a higher overall ratio than other improvements. The model adjusts these properties downward thus improving equalization. Improved Properties located in Redmond Ridge excluding Division 6 had a higher overall ratio than other improvements. The formula adjusted these properties upward less than other improvements. Grades 7 & 8 located in Trilogy had a higher overall ratio than other improvements. The model adjusts accordingly. Grade 9 properties located in Trilogy had a lower overall ratio than other improvements. The formula adjusted these properties upward more than other improvements. Grade 8 properties not located in the above plats had a higher overall ratio than other improvements. The formula adjusted these properties upward less than other improvements. The derived adjustment formula is:

2004 Total Value = 2003 Total Value / 0.949757+ 0.05556745 if located in Woodbridge Div. 1 + 0.1106864 if located in Westchester Heights+ 0.07004125 if located in Plat 720230+ 0.02925575 if located in Redmond Ridge but not Plat 720230+ 0.05018078 if grade 7 or 8 located in Trilogy-0.04307725 if grade 9 located in Trilogy+ 0.02848917 if grade 8 not subject to a previous plat variable

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the formula derived from building 1 is used to arrive at new total value.
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, New Land plus Previous Imp (2004 Land Value + Previous Improvement Value*1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the improved parcel EMV formula :

2004 Improvement Value = 2004 Total Value minus 2004 Land Value

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 71 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

	5.29%
Woodbridge Division 1	Yes
% Adjustment	-5.82%
Westchester Heights	Yes
% Adjustment	-10.99%
Redmond Ridge Division 6	Yes
% Adjustment	-7.23%
Redmond Ridge Except Division 6	Yes
% Adjustment	-3.15%
Trilogy at Redmond Ridge Grades 7 & 8	Yes
% Adjustment	-5.28%
Trilogy at Redmond Ridge Grade 9	Yes
% Adjustment	5.00%
Grade 8 except above plats	Yes
% Adjustment	-3.07%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 7 or 8 located in Trilogy would approximately receive a .01% upward adjustment (5.29% - 5.28%). Properties located in Westchester Heights would approximately receive a 5.70% downward adjustment (5.29% - 10.99%).

There are no multiple variable adjustments in this model.

Variable Grade 8 except above plats encompasses grade 8 improvements not located in Redmond Ridge, Trilogy, Westchester Heights or Woodbridge Division 1.

59% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 71 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
951091	Woodbridge Div. 1	46	48	96%	NE-27-23-5	7	8-9	2001 thru 2002	NE Redmond-Fall City Rd
929085	Westchester Heights	19	102	19%	SW 33-26-6	7	11	1989 thru 1995	NE Novelty Hill Rd
720230	Redmond Ridge Div. 6	13	34	38%	NE 4-25-6	7	9	2003	NE Novelty Hill Rd
720226 720227 720228, 720229 720231 720233	Redmond Ridge divisions: 2, 3, 4, 5, 7 and 9	313	554	56%	NE 4-25-6 NW 3-25-6 SE 33-26-6 SW 34-26-6	7	7-8	2000 thru 2003	NE Novelty Hill Rd
868221 868222 868223	Trilogy at Redmond Ridge Div. 1, 2, and 3 Grades 7 and 8	172	245	70%	NE 27-26-6 NE 34-26-6 NW 27-26-6 SE 27-26-6 SW 27-26-6	7	7-8	2002 thru 2003	NE Novelty Hill Rd
868221 868222 868223	Trilogy at Redmond Ridge Div. 1, 2, and 3 Grade 9	23	35	66%				2002 thru 2003	NE Novelty Hill Rd

Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=6	33	0.941	0.988	5.1%	0.959	1.018
7	334	0.966	0.991	2.7%	0.985	0.998
8	331	0.989	0.998	0.9%	0.990	1.006
9	168	0.949	0.992	4.5%	0.981	1.002
10	68	0.952	1.002	5.2%	0.982	1.021
11	50	0.987	0.999	1.2%	0.970	1.027
12	11	0.930	0.979	5.2%	0.904	1.054
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1960	12	0.926	0.965	4.2%	0.890	1.040
1961-1970	29	0.965	1.009	4.5%	0.971	1.046
1971-1980	59	0.965	0.998	3.5%	0.977	1.019
1981-1990	139	0.959	0.985	2.7%	0.970	0.999
1991-2000	160	0.958	1.002	4.6%	0.989	1.015
>2000	596	0.977	0.994	1.8%	0.990	0.999
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	1	0.852	0.895	5.0%	N/A	N/A
Average	910	0.970	0.995	2.6%	0.991	1.000
Good	81	0.950	0.989	4.1%	0.969	1.010
Very Good	3	0.903	0.940	4.2%	0.610	1.271
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	306	0.970	0.993	2.4%	0.985	1.002
1.5	14	0.974	1.018	4.5%	0.953	1.082
2	662	0.968	0.995	2.8%	0.990	1.000
2.5	13	0.952	0.975	2.5%	0.917	1.034

Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	7	0.942	0.990	5.1%	0.932	1.048
0801-1000	14	0.943	0.990	5.0%	0.948	1.032
1001-1500	146	0.979	1.002	2.3%	0.989	1.014
1501-2000	224	0.982	0.997	1.5%	0.989	1.006
2001-2500	221	0.975	0.995	2.0%	0.986	1.004
2501-3000	187	0.957	0.993	3.8%	0.982	1.003
3001-4000	165	0.963	0.990	2.9%	0.979	1.001
4001-5000	26	0.966	1.004	4.0%	1.004	1.004
>5000	5	0.929	0.978	5.3%	0.978	0.978
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	980	0.969	0.995	2.7%	0.991	0.999
Yes	15	0.939	0.985	4.9%	0.937	1.033
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	987	0.969	0.995	2.7%	0.991	0.999
Yes	8	0.925	0.973	5.2%	0.904	1.042
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
7	824	0.972	0.994	2.2%	0.989	0.998
10	171	0.954	1.000	4.7%	0.987	1.013
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5000	332	0.994	1.008	1.4%	1.002	1.013
5000-8000	241	0.968	0.985	1.8%	0.978	0.993
8001-12000	49	0.943	0.980	4.0%	0.958	1.003
12001-20000	33	0.980	1.019	4.0%	0.994	1.044
20001-30000	50	0.938	0.985	5.0%	0.960	1.010
30001-43560	141	0.963	0.990	2.8%	0.975	1.004
1AC-3AC	124	0.956	0.997	4.3%	0.982	1.012
3.01AC-5AC	15	0.942	0.988	4.9%	0.925	1.051
>5AC	10	0.960	1.003	4.5%	0.917	1.090

Area 71 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

WoodbridgeDiv1 (951091)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	949	0.967	0.995	2.8%	0.990	0.999
Yes	46	1.002	0.996	-0.6%	0.981	1.011
Westchester Hgts (929085)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	976	0.966	0.995	3.0%	0.990	0.999
Yes	19	1.055	0.994	-5.8%	0.960	1.028
Redmond Ridge Div. 6 (Plat720230)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	982	0.968	0.995	2.8%	0.990	0.999
Yes	13	1.020	0.999	-2.0%	0.977	1.021
RedRdgn720230 (720226, 720227, 720228, 720229, 720231, 720233)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	682	0.965	0.994	2.9%	0.988	1.000
Yes	313	0.977	0.997	2.0%	0.992	1.002
Trilogy Grade 7 & 8 (868221, 868222, 868223)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	823	0.964	0.995	3.2%	0.990	1.000
Yes	172	0.993	0.993	0.0%	0.982	1.004
Trilogy Grade 9 (868221, 868222, 868223)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	972	0.971	0.995	2.5%	0.990	0.999
Yes	23	0.903	0.995	10.2%	0.971	1.020
Grade 8 except those in above plats	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	586	0.985	0.995	1.1%	0.991	1.000
Yes	409	0.950	0.994	4.6%	0.985	1.002

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2003	Date of Report: 12/17/2003	Sales Dates: 1/2002 - 12/2003
Area 71	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	995
<i>Mean Assessed Value</i>	398,100
<i>Mean Sales Price</i>	411,000
<i>Standard Deviation AV</i>	154.933
<i>Standard Deviation SP</i>	166.251

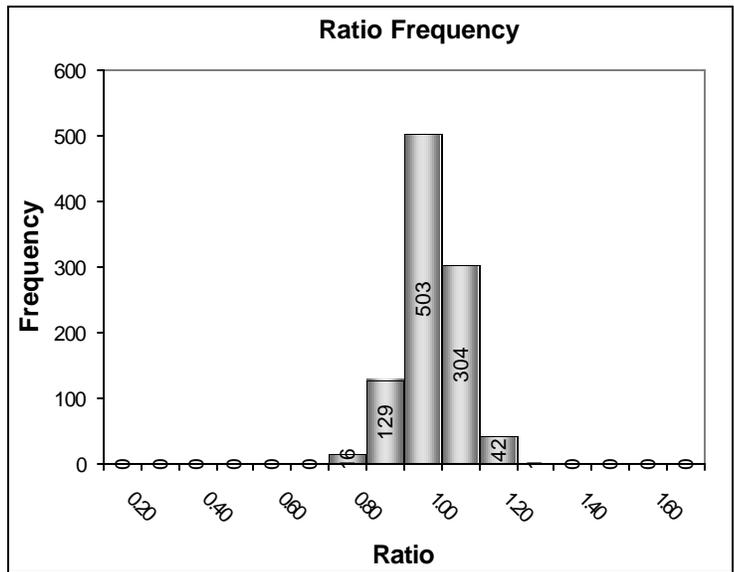
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.975
<i>Median Ratio</i>	0.979
<i>Weighted Mean Ratio</i>	0.969

UNIFORMITY	
<i>Lowest ratio</i>	0.756
<i>Highest ratio:</i>	1.233
<i>Coefficient of Dispersion</i>	5.78%
<i>Standard Deviation</i>	0.073
<i>Coefficient of Variation</i>	7.48%
<i>Price Related Differential (PRD)</i>	1.006

RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.973
<i>Upper limit</i>	0.984
95% Confidence: Mean	
<i>Lower limit</i>	0.970
<i>Upper limit</i>	0.979

SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4917
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.073
Recommended minimum:	8
<i>Actual sample size:</i>	995
Conclusion:	OK

NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	473
<i># ratios above mean:</i>	522
<i>z:</i>	1.553
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 71

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2004	Date of Report: 12/17/2003	Sales Dates: 1/2002 - 12/2003
Area 71	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	995
Mean Assessed Value	408,800
Mean Sales Price	411,000
Standard Deviation AV	162.703
Standard Deviation SP	166.251

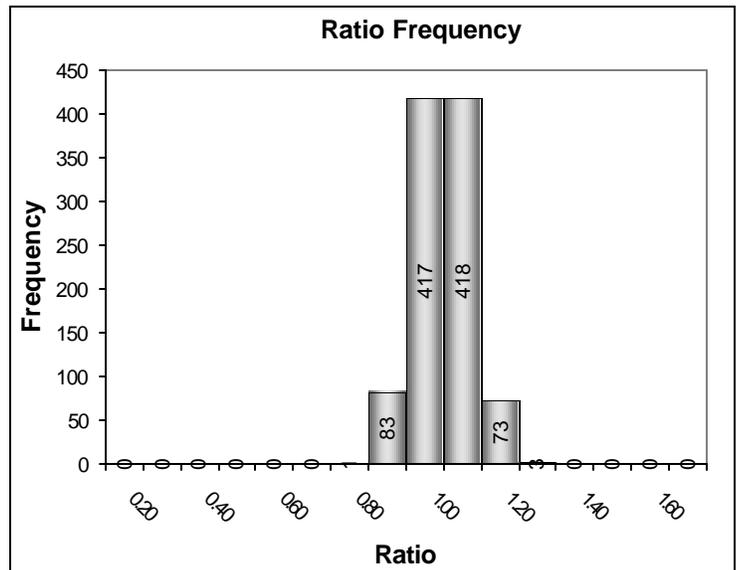
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	1.000
Weighted Mean Ratio	0.995

UNIFORMITY	
Lowest ratio	0.795
Highest ratio:	1.226
Coefficient of Dispersion	5.42%
Standard Deviation	0.070
Coefficient of Variation	7.05%
Price Related Differential (PRD)	1.004

RELIABILITY	
95% Confidence: Median	
Lower limit	0.995
Upper limit	1.005
95% Confidence: Mean	
Lower limit	0.995
Upper limit	1.003

SAMPLE SIZE EVALUATION	
N (population size)	4917
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.070
Recommended minimum:	8
Actual sample size:	995
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	492
# ratios above mean:	503
z:	0.349
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 71

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	124310	0117	8/27/03	\$198,500	560	0	5	1972	4	44866	N	N	20321 NE REDMOND RD
007	124310	0117	4/24/02	\$175,000	560	0	5	1972	4	44866	N	N	20321 NE REDMOND RD
007	062506	9056	9/18/03	\$200,000	750	0	5	1955	3	43560	N	N	18610 NE 95TH ST
007	880781	0730	8/21/03	\$240,500	820	480	6	1970	4	14250	N	N	6012 215TH AV NE
007	880781	0740	5/29/03	\$187,500	900	0	6	1982	4	21150	N	N	6020 215TH AV NE
007	880780	0150	6/26/03	\$210,000	940	0	6	1970	2	12600	N	N	6640 211TH PL NE
007	880781	0040	4/9/03	\$228,000	960	0	6	1980	3	9545	N	N	6025 210TH AV NE
007	880781	0420	9/20/02	\$220,000	990	0	6	1976	4	9900	N	N	21128 NE 60TH PL
007	880730	0080	11/26/02	\$233,000	1050	320	6	1977	3	9600	N	N	7528 206TH PL NE
007	124310	0103	11/6/02	\$243,000	1060	0	6	1941	4	37576	N	N	20218 NE REDMOND RD
007	880781	0130	9/12/03	\$275,000	1080	310	6	1977	3	16740	N	N	21105 NE 60TH PL
007	880781	0490	3/21/02	\$219,000	1100	0	6	1980	4	9990	N	N	6022 210TH AV NE
007	880781	0110	8/7/03	\$295,000	1100	580	6	1982	4	14925	N	N	21009 NE 60TH PL
007	880781	0690	4/29/02	\$226,825	1150	0	6	1970	4	11440	N	N	21411 NE 61ST ST
007	880780	0220	9/6/02	\$217,750	1150	0	6	1970	3	14070	N	N	21006 NE 66TH ST
007	880781	0220	7/12/02	\$256,000	1190	0	6	1978	3	12780	N	N	21321 NE 60TH PL
007	880780	0130	4/21/03	\$221,900	1200	0	6	1970	4	12600	N	N	6622 211TH PL NE
007	062506	9118	4/10/02	\$214,000	1220	0	6	1969	3	9750	N	N	9425 195TH AV NE
007	880781	0410	2/27/02	\$216,000	1240	0	6	1976	3	9900	N	N	21204 NE 60TH PL
007	805350	0521	1/28/02	\$230,000	1240	0	6	1943	4	11122	N	N	21049 NE NOVELTY HILL RD
007	880781	0050	8/28/02	\$225,000	1240	0	6	1988	3	14404	N	N	6019 210TH AV NE
007	052506	9012	7/9/03	\$339,950	1490	0	6	1948	3	35150	N	N	19710 NE UNION HILL RD
007	880781	0270	5/8/02	\$260,000	1740	0	6	1976	4	12510	N	N	21501 NE 60TH PL
007	033960	0440	9/19/03	\$216,500	800	0	7	1986	3	3741	N	N	18216 NE 91ST ST
007	033960	0430	12/17/02	\$197,000	870	0	7	1986	3	2879	N	N	9103 183RD AV NE
007	880760	0240	9/1/03	\$264,000	870	840	7	1970	4	10300	N	N	21018 NE 92ND ST
007	033960	0050	3/17/03	\$210,000	900	0	7	1987	3	2868	N	N	18122 NE 91ST CT
007	033960	0130	2/21/03	\$228,000	910	0	7	1987	3	3204	N	N	18111 NE 91ST CT
007	033960	0080	3/27/03	\$207,000	920	0	7	1987	3	2930	N	N	18110 NE 91ST CT
007	033960	0010	1/30/03	\$224,950	1000	0	7	1985	3	4171	N	N	9115 182ND AV NE

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	102506	9039	11/20/02	\$375,000	1020	320	7	1963	3	187743	N	N	7821 238TH AV NE
007	880730	0570	10/18/02	\$235,000	1040	0	7	1978	3	9600	N	N	20701 NE 79TH ST
007	880770	0160	4/19/02	\$220,000	1140	0	7	1970	3	9711	N	N	9212 211TH PL NE
007	805350	0524	2/1/02	\$207,000	1150	1150	7	1969	3	9800	N	N	21053 NE NOVELTY HILL RD
007	312606	9089	1/9/02	\$278,000	1220	0	7	1967	4	42897	N	N	19004 NE REDMOND RD
007	124310	0192	10/30/03	\$244,500	1230	0	7	1969	3	9360	N	N	19222 NE REDMOND RD
007	124310	0132	6/16/03	\$330,000	1230	0	7	1963	3	88500	N	N	19923 NE REDMOND RD
007	880760	0440	11/4/03	\$256,000	1260	0	7	1977	4	10350	N	N	9112 208TH AV NE
007	880770	0180	10/23/03	\$253,000	1280	0	7	1962	3	9975	N	N	9219 211TH PL NE
007	033960	0140	10/14/02	\$244,950	1300	0	7	1987	3	3363	N	N	18115 NE 91ST CT
007	033960	0020	2/10/02	\$242,800	1300	0	7	1985	3	3435	N	N	9111 182ND AV NE
007	033960	0220	10/19/02	\$239,950	1300	0	7	1986	3	3471	N	N	9104 183RD CT NE
007	033960	0150	8/1/02	\$248,950	1300	0	7	1986	3	3963	N	N	18119 NE 91ST CT
007	033950	0180	2/6/03	\$285,500	1300	0	7	1920	4	28284	N	N	19128 NE REDMOND RD
007	880770	0060	10/3/02	\$224,800	1320	0	7	1970	3	10540	N	N	21070 NE 91ST ST
007	152506	9048	2/25/02	\$293,500	1340	560	7	1968	4	30215	N	N	5057 236TH AV NE
007	033960	0090	4/25/03	\$238,500	1360	0	7	1987	3	3718	N	N	18106 NE 91ST CT
007	292606	9059	8/1/03	\$220,000	1430	0	7	1967	3	16440	N	N	11627 204TH AV NE
007	720229	0520	6/11/02	\$240,456	1440	0	7	2002	3	2999	N	N	22318 NE 100TH WY
007	720233	0500	3/14/03	\$256,371	1440	0	7	2003	3	3060	N	N	9137 228TH WY NE
007	720233	0190	7/18/03	\$255,193	1440	0	7	2003	3	3060	N	N	9129 229TH PL NE
007	720233	0230	4/29/03	\$247,810	1440	0	7	2003	3	3060	N	N	9177 229TH PL NE
007	720233	0350	6/17/03	\$262,202	1440	0	7	2003	3	3064	N	N	9040 228TH WY NE
007	720233	0320	7/7/03	\$261,971	1440	0	7	2003	3	3081	N	N	9100 228TH WY NE
007	720233	0300	5/1/03	\$256,766	1440	0	7	2003	3	3093	N	N	9124 228TH WY NE
007	720229	0210	11/11/02	\$247,419	1440	0	7	2002	3	3129	N	N	9940 223RD AV NE
007	720229	0250	10/28/02	\$239,922	1440	0	7	2002	3	3129	N	N	9914 233RD AV NE
007	720229	0310	9/16/02	\$240,938	1440	0	7	2002	3	3152	N	N	9822 223RD AV NE
007	720229	0340	10/24/02	\$244,467	1440	0	7	2002	3	3546	N	N	9804 223RD AV NE
007	720229	0410	3/19/02	\$232,750	1440	0	7	2001	3	3681	N	N	9907 223RD PL NE
007	720233	0080	5/28/03	\$242,852	1440	0	7	2003	3	3770	N	N	9134 229TH PL NE

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720229	0180	4/9/02	\$257,213	1440	0	7	2001	3	3840	N	N	9915 233RD AV NE
007	720229	0170	3/28/02	\$247,892	1440	0	7	2001	3	3840	N	N	9901 223RD AV NE
007	720229	0110	4/11/02	\$238,912	1440	0	7	2001	3	4152	N	N	22315 NE 98TH ST
007	720229	0190	3/19/02	\$246,802	1440	0	7	2001	3	4262	N	N	9923 233RD AV NE
007	720229	0700	4/8/02	\$244,858	1440	0	7	2002	3	4365	N	N	22303 NE 101ST PL
007	720233	0270	5/12/03	\$248,871	1440	0	7	2003	3	4473	N	N	9161 228TH WY NE
007	720229	0150	3/25/02	\$253,149	1440	0	7	2001	3	4515	N	N	9821 233RD AV NE
007	720233	0570	4/7/03	\$240,763	1440	0	7	2003	3	4660	N	N	9239 228TH WY NE
007	720229	0730	3/21/02	\$244,469	1440	0	7	2001	3	4669	N	N	10170 223RD PL NE
007	720233	0100	6/20/03	\$255,431	1440	0	7	2003	3	4834	N	N	9044 229TH PL NE
007	720233	0160	7/15/03	\$253,329	1440	0	7	2003	3	5434	N	N	9043 229TH PL NE
007	720229	0610	11/4/02	\$244,910	1500	0	7	2002	3	3026	N	N	22369 NE 101ST PL
007	720233	0210	7/14/03	\$247,014	1520	0	7	2003	3	3060	N	N	9153 229TH PL NE
007	720233	0110	8/13/03	\$241,610	1520	0	7	2003	3	4995	N	N	9036 229TH PL NE
007	880760	0310	2/18/03	\$225,000	1540	0	7	1970	4	9450	N	N	9209 210TH AV NE
007	102506	9149	3/27/03	\$378,000	1540	850	7	1974	4	51906	N	N	7016 238TH AV NE
007	033960	0500	6/25/03	\$267,500	1560	0	7	1987	3	3205	N	N	9110 182ND AV NE
007	042506	9042	4/4/02	\$330,500	1560	610	7	1980	4	54450	N	N	21915 NE 85TH ST
007	720229	0510	5/10/02	\$238,369	1600	0	7	2002	3	2941	N	N	22324 NE 100TH WY
007	720229	0630	8/21/02	\$253,814	1600	0	7	2002	3	3026	N	N	22357 NE 101ST PL
007	720229	0600	9/9/02	\$246,346	1600	0	7	2002	3	3028	N	N	22375 NE 101ST PL
007	720233	0480	3/5/03	\$260,029	1600	0	7	2003	3	3060	N	N	9113 228TH WY NE
007	720233	0180	6/18/03	\$248,049	1600	0	7	2003	3	3060	N	N	9117 229TH PL NE
007	720229	0270	10/7/02	\$245,479	1600	0	7	2002	3	3129	N	N	9902 223RD AV NE
007	720229	0230	10/17/02	\$238,890	1600	0	7	2002	3	3129	N	N	9926 223RD AV NE
007	720229	0290	8/8/02	\$250,442	1600	0	7	2002	3	3151	N	N	9834 223RD AV NE
007	720233	0520	3/5/03	\$249,614	1600	0	7	2003	3	3155	N	N	9161 228TH WY NE
007	720233	0590	3/20/03	\$261,625	1600	0	7	2003	3	3170	N	N	9263 228TH WY NE
007	720229	0320	8/12/02	\$257,209	1600	0	7	2002	3	3172	N	N	9814 223RD AV NE
007	720229	0360	11/19/02	\$248,802	1600	0	7	2002	3	3172	N	N	9817 223RD PL NE
007	720233	0550	3/13/03	\$252,822	1600	0	7	2003	3	3605	N	N	9215 228TH WY NE

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720233	0020	4/18/03	\$262,205	1600	0	7	2003	3	3670	N	N	9318 228TH WY NE
007	720229	0770	8/27/03	\$279,500	1600	0	7	2001	3	3723	N	N	10155 233RD PL NE
007	720229	0770	2/13/02	\$253,534	1600	0	7	2001	3	3723	N	N	10155 233RD PL NE
007	720229	0860	4/12/02	\$256,847	1600	0	7	2001	3	3778	N	N	22364 NE 101ST PL
007	720229	0790	2/6/02	\$253,681	1600	0	7	2001	3	3825	N	N	10163 223RD PL NE
007	720229	0160	4/4/02	\$251,152	1600	0	7	2002	3	3987	N	N	9829 233RD AV NE
007	720229	0090	6/20/02	\$257,213	1600	0	7	2002	3	4272	N	N	22331 NE 98TH ST
007	720229	0690	2/28/02	\$255,034	1600	0	7	2001	3	4294	N	N	22311 NE 101ST PL
007	720229	0720	4/19/02	\$245,891	1600	0	7	2001	3	4314	N	N	10174 233RD PL NE
007	720229	0130	3/29/02	\$251,000	1600	0	7	2002	3	4458	N	N	9805 233RD AV NE
007	720233	0040	4/8/03	\$262,210	1600	0	7	2003	3	5172	N	N	9226 229TH PL NE
007	102506	9148	8/20/03	\$530,000	1600	1600	7	1959	4	65340	N	Y	7622 238TH AV NE
007	033960	0070	4/15/02	\$255,000	1640	0	7	1987	3	3440	N	N	18114 NE 91ST CT
007	751120	0340	7/31/03	\$364,500	1640	0	7	1983	3	39280	N	N	5310 221ST AV NE
007	720229	0500	7/12/02	\$257,203	1650	0	7	2002	3	2941	N	N	22330 NE 100TH WY
007	720233	0240	5/5/03	\$262,202	1650	0	7	2003	3	2989	N	N	9189 229TH PL NE
007	720229	0620	8/19/02	\$255,976	1650	0	7	2002	3	3026	N	N	22363 NE 101ST PL
007	720233	0170	6/1/03	\$258,071	1650	0	7	2003	3	3031	N	N	9105 229TH PL NE
007	720233	0220	5/1/03	\$257,303	1650	0	7	2003	3	3060	N	N	9165 229TH PL NE
007	720233	0200	6/8/03	\$254,706	1650	0	7	2003	3	3060	N	N	9141 229TH PL NE
007	720233	0490	4/18/03	\$254,129	1650	0	7	2003	3	3060	N	N	9125 228TH WY NE
007	720233	0290	4/7/03	\$262,144	1650	0	7	2003	3	3064	N	N	9136 228TH WY NE
007	720233	0330	6/27/03	\$266,275	1650	0	7	2003	3	3076	N	N	9056 228TH WY NE
007	720233	0310	5/19/03	\$262,189	1650	0	7	2003	3	3087	N	N	9112 228TH WY NE
007	720229	0240	10/10/02	\$251,991	1650	0	7	2002	3	3129	N	N	9920 223RD AV NE
007	720229	0220	9/27/02	\$249,880	1650	0	7	2002	3	3129	N	N	9932 223RD AV NE
007	720229	0260	8/30/02	\$247,731	1650	0	7	2002	3	3129	N	N	9908 223RD AV NE
007	720229	0280	7/29/02	\$256,958	1650	0	7	2002	3	3131	N	N	9838 223RD AV NE
007	720229	0300	8/6/02	\$257,034	1650	0	7	2002	3	3152	N	N	9828 223RD AV NE
007	720229	0590	8/20/02	\$245,545	1650	0	7	2002	3	3161	N	N	22381 NE 101ST PL
007	720229	0330	8/2/02	\$256,669	1650	0	7	2002	3	3164	N	N	9810 223RD AV NE

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720233	0470	3/3/03	\$248,994	1650	0	7	2003	3	3436	N	N	9101 228TH WY NE
007	720233	0510	3/5/03	\$258,778	1650	0	7	2003	3	3446	N	N	9149 228TH WY NE
007	720229	0780	2/13/02	\$248,608	1650	0	7	2001	3	3669	N	N	10159 233RD PL NE
007	720229	0850	4/1/02	\$257,000	1650	0	7	2001	3	3693	N	N	22358 NE 101ST PL
007	720229	0400	3/19/02	\$246,050	1650	0	7	2001	3	3698	N	N	9837 223RD PL NE
007	720233	0010	4/16/03	\$259,057	1650	0	7	2003	3	3830	N	N	9330 228TH WY NE
007	720229	0480	10/2/02	\$257,206	1650	0	7	2002	3	3830	N	N	22342 NE 100TH WY
007	720229	0640	7/29/02	\$248,057	1650	0	7	2002	3	3834	N	N	22351 NE 101ST PL
007	720229	0800	2/26/02	\$256,402	1650	0	7	2001	3	3946	N	N	10167 233RD PL NE
007	720233	0070	6/18/03	\$253,701	1650	0	7	2003	3	4044	N	N	9158 229TH PL NE
007	720229	0350	5/1/03	\$260,000	1650	0	7	2002	3	4151	N	N	9809 223RD PL NE
007	720229	0350	9/16/02	\$254,356	1650	0	7	2002	3	4151	N	N	9809 223RD PL NE
007	720233	0050	3/26/03	\$258,538	1650	0	7	2003	3	4193	N	N	9214 229TH PL NE
007	720229	0100	5/14/02	\$255,607	1650	0	7	2002	3	4216	N	N	22323 NE 98TH ST
007	720233	0420	4/2/03	\$262,158	1650	0	7	2003	3	4353	N	N	9051 228TH WY NE
007	720233	0090	6/18/03	\$257,549	1650	0	7	2003	3	4415	N	N	9108 229TH PL NE
007	720233	0580	2/27/03	\$262,120	1650	0	7	2003	3	4561	N	N	9251 228TH WY NE
007	720229	0140	3/21/02	\$250,714	1650	0	7	2002	3	4584	N	N	9813 233RD AV NE
007	720233	0260	4/2/03	\$262,044	1650	0	7	2003	3	4609	N	N	9238 228TH WY NE
007	720233	0560	3/18/03	\$259,666	1650	0	7	2003	3	4613	N	N	9227 228TH WY NE
007	720229	0710	2/28/02	\$255,474	1650	0	7	2001	3	4619	N	N	10180 223RD PL NE
007	720229	0200	10/14/02	\$242,531	1650	0	7	2002	3	4691	N	N	9948 223RD AV NE
007	720233	0600	4/11/03	\$262,213	1650	0	7	2003	3	4923	N	N	9275 228TH WY NE
007	720233	0400	4/2/03	\$262,203	1650	0	7	2003	3	5094	N	N	9021 228TH WY NE
007	720229	0830	7/27/02	\$253,515	1650	0	7	2002	3	5289	N	N	22346 NE 101ST PL
007	720229	0750	3/5/02	\$254,299	1650	0	7	2001	3	5298	N	N	10158 233RD PL NE
007	720229	0760	8/7/02	\$256,485	1650	0	7	2002	3	5472	N	N	10145 223RD PL NE
007	720233	0030	4/7/03	\$257,968	1650	0	7	2003	3	5683	N	N	9240 229TH PL NE
007	720233	0140	7/1/03	\$259,341	1650	0	7	2003	3	6546	N	N	9012 229TH PL NE
007	720229	0740	6/20/03	\$285,000	1650	0	7	2001	3	6722	N	N	10166 233RD PL NE
007	720229	0740	3/12/02	\$249,941	1650	0	7	2001	3	6722	N	N	10166 233RD PL NE

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720229	0870	10/2/02	\$249,929	1650	0	7	2002	3	6930	N	N	22370 NE 101ST PL
007	880760	0350	4/8/03	\$230,000	1760	0	7	1968	3	7656	N	N	20914 NE 91ST ST
007	082506	9022	4/18/02	\$375,000	1780	0	7	1972	4	77972	N	N	19907 NE UNION HILL RD
007	352606	9027	9/8/03	\$312,000	1780	0	7	1965	4	188614	Y	N	10809 WEST SNOQUALMIE VALLEY RD NE
007	082506	9039	5/20/03	\$325,000	1820	0	7	1983	4	38525	N	N	6036 204TH PL NE
007	868221	0610	10/4/02	\$414,857	1870	0	7	2002	3	4947	N	N	23760 NE 116TH PL
007	720233	0800	4/16/03	\$321,869	2010	0	7	2003	3	4080	N	N	9127 227TH AV NE
007	720233	1080	6/2/03	\$316,631	2020	0	7	2003	3	4080	N	N	9130 226TH PL NE
007	720233	0690	2/12/03	\$303,920	2020	0	7	2003	3	4178	N	N	9230 227TH AV NE
007	720233	0610	3/6/03	\$334,320	2020	0	7	2003	3	5613	N	N	22759 NE 94TH WY
007	720233	0650	3/6/03	\$309,304	2020	0	7	2003	3	7407	N	N	2272 NE FERN REACH CIR
007	880781	0140	1/9/02	\$275,000	2060	0	7	1991	3	16380	N	N	21113 NE 60TH PL
007	092506	9137	9/3/03	\$430,000	2060	0	7	1983	3	45302	N	N	22022 NE 78TH ST
007	720227	0490	9/11/02	\$306,225	2120	0	7	2002	3	4047	N	N	9716 227TH WY NE
007	720233	0790	4/25/03	\$332,503	2120	0	7	2003	3	4080	N	N	9115 227TH AV NE
007	720233	0740	5/15/03	\$309,201	2120	0	7	2003	3	4080	N	N	9140 227TH AV NE
007	720233	0700	1/28/03	\$305,940	2120	0	7	2003	3	4081	N	N	9218 227TH AV NE
007	720228	0140	2/7/02	\$293,310	2120	0	7	2001	3	4128	N	N	9553 227TH WY NE
007	720231	0060	10/5/02	\$319,850	2120	0	7	2002	3	4407	N	N	22712 NE FERN REACH CIR
007	720231	0130	12/1/02	\$338,279	2120	0	7	2002	3	4489	N	N	22760 NE 94TH WY
007	720228	0240	6/11/02	\$315,304	2120	0	7	2001	3	4833	N	N	9400 226TH PL NE
007	720228	0220	6/3/02	\$312,602	2120	0	7	2001	3	5011	N	N	22656 NE FERN REACH CIR
007	720233	1100	5/1/03	\$320,938	2120	0	7	2003	3	5070	N	N	9106 226TH PL NE
007	720233	0770	1/22/03	\$305,400	2120	0	7	2003	3	5348	N	N	9104 227TH AV NE
007	720227	0080	10/10/03	\$347,000	2120	0	7	2001	3	5638	N	N	22703 NE CASCARA CIR
007	720227	0080	1/14/02	\$335,794	2120	0	7	2001	3	5638	N	N	22703 NE CASCARA CIR
007	720228	0170	8/21/02	\$315,331	2120	0	7	2002	3	5914	N	N	9529 227TH WY NE
007	720233	0620	2/5/03	\$327,681	2120	0	7	2003	3	6259	N	N	22753 NE 94TH WY
007	720231	0100	10/23/02	\$315,735	2120	0	7	2002	3	6888	N	N	22736 NE FERN REACH CIR
007	124310	0045	12/5/02	\$560,000	2140	0	7	1987	3	188614	N	N	11220 196TH AV NE
007	720228	0120	1/10/03	\$332,193	2160	0	7	2002	3	4756	N	N	22640 NE 96TH ST

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868223	0260	9/9/03	\$401,304	2170	0	7	2003	3	5580	N	N	12403 232ND TER NE
007	720233	0830	6/19/03	\$346,190	2220	0	7	2003	3	4080	N	N	9163 227TH AV NE
007	720233	1020	6/26/03	\$328,082	2220	0	7	2003	3	5594	N	N	9198 226TH PL NE
007	720233	0720	6/11/03	\$345,000	2260	0	7	2003	3	4080	N	N	9164 227TH AV NE
007	720233	0810	6/2/03	\$320,519	2260	0	7	2003	3	4080	N	N	9139 227TH AV NE
007	720233	0670	3/11/03	\$331,506	2260	0	7	2003	3	7683	N	N	9266 227TH AV SE
007	720233	0710	5/19/03	\$306,900	2270	0	7	2003	3	4080	N	N	9206 227TH AV NE
007	720227	0500	9/9/02	\$318,733	2280	0	7	2002	3	3906	N	N	9724 227TH WY NE
007	720228	0130	2/19/02	\$311,273	2280	0	7	2001	3	4027	N	N	9561 227TH WY NE
007	720233	0850	6/18/03	\$316,675	2280	0	7	2003	3	4080	N	N	9217 227TH AV NE
007	720227	0590	1/7/02	\$305,030	2280	0	7	2001	3	4088	N	N	9812 227TH WY NE
007	720226	1140	5/12/03	\$322,450	2280	0	7	2000	3	4295	N	N	10160 225TH TER NE
007	720231	0020	11/4/02	\$309,411	2280	0	7	2002	3	4315	N	N	9542 227TH WY NE
007	720233	1040	7/8/03	\$322,276	2280	0	7	2003	3	4402	N	N	9178 226TH PL NE
007	720231	0070	11/12/02	\$328,761	2280	0	7	2002	3	4446	N	N	22718 NE FERN REACH CIR
007	720228	0250	5/2/02	\$325,919	2280	0	7	2001	3	4470	N	N	9408 226TH PL NE
007	720228	0270	6/10/02	\$305,429	2280	0	7	2001	3	4530	N	N	9424 226TH PL NE
007	720231	0090	10/9/02	\$320,784	2280	0	7	2002	3	4908	N	N	22730 NE FERN REACH CIR
007	720233	0780	4/30/03	\$327,845	2280	0	7	2003	3	4925	N	N	9103 227TH AV NE
007	720228	0190	4/25/02	\$322,647	2280	0	7	2001	3	5353	N	N	22674 NE FERN REACH CIR
007	720231	0050	12/4/02	\$317,149	2280	0	7	2002	3	6327	N	N	22706 NE FERN REACH CIR
007	720231	0110	11/4/02	\$329,630	2280	0	7	2002	3	6407	N	N	22748 NE 94TH WY
007	720233	0630	3/26/03	\$349,108	2280	0	7	2003	3	8268	N	N	22747 NE 94TH WY
007	720233	0760	2/1/03	\$338,943	2290	0	7	2003	3	4080	N	N	9116 227TH AV NE
007	720233	1060	6/26/03	\$324,304	2290	0	7	2003	3	4080	N	N	9154 226TH PL NE
007	052506	9100	3/11/03	\$384,900	2300	0	7	1976	4	35000	N	N	8416 208TH AV NE
007	102506	9136	8/4/03	\$450,000	2300	0	7	1912	5	67953	N	N	23260 UNION HILL RD
007	720226	1120	6/13/03	\$340,000	2340	0	7	2000	3	4818	N	N	10144 225TH TER NE
007	720233	1050	6/4/03	\$347,183	2360	0	7	2003	3	4080	N	N	9166 226TH PL NE
007	720227	0050	1/29/02	\$329,071	2360	0	7	2001	3	4366	N	N	9946 227TH WY NE
007	720227	0070	1/11/02	\$319,473	2360	0	7	2001	3	5359	N	N	9962 227TH WY NE

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Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720227	0700	3/28/03	\$329,000	2420	0	7	2001	3	4500	N	N	9835 228TH TER NE
007	720228	0150	3/19/02	\$319,336	2440	0	7	2001	3	4203	N	N	9545 227TH WY NE
007	720228	0200	6/28/02	\$315,286	2440	0	7	2001	3	4285	N	N	22668 NE FERN REACH CIR
007	720228	0030	3/4/03	\$343,195	2510	0	7	2003	3	4207	N	N	22576 NE 96TH ST
007	720228	0570	12/17/02	\$339,625	2510	0	7	2002	3	4224	N	N	9418 225TH WY NE
007	720228	0550	7/19/02	\$352,029	2510	0	7	2002	3	4259	N	N	9438 225TH WY NE
007	720228	0360	12/17/02	\$348,566	2510	0	7	2002	3	4262	N	N	22593 NE 96TH ST
007	720228	0420	1/11/02	\$340,781	2510	0	7	2001	3	4281	N	N	22573 NE 96TH ST
007	720228	0070	1/2/02	\$363,878	2510	0	7	2001	3	4327	N	N	22592 NE 96TH ST
007	720228	0090	12/19/02	\$339,305	2510	0	7	2002	3	4492	N	N	22622 NE 96TH ST
007	720228	0630	3/1/02	\$345,406	2510	0	7	2002	3	4499	N	N	9507 226TH PL NE
007	720228	0380	3/17/03	\$387,032	2510	0	7	2003	3	4534	N	N	22581 NE 96TH ST
007	720228	0370	1/15/02	\$345,630	2510	0	7	2001	3	4946	N	N	22591 NE 96TH ST
007	720226	1360	7/11/03	\$385,900	2510	0	7	2000	3	5132	N	N	10135 225TH TER NE
007	720228	0530	7/16/02	\$357,965	2510	0	7	2001	3	5411	N	N	9446 225TH WY NE
007	720228	0350	1/14/03	\$371,117	2510	0	7	2003	3	5482	N	N	22595 NE 96TH ST
007	720228	0640	5/29/02	\$354,001	2510	0	7	2001	3	5567	N	N	9421 226TH PL NE
007	720228	0790	6/5/02	\$369,958	2510	0	7	2002	3	6148	N	N	9459 225TH WY NE
007	720228	0780	2/6/02	\$391,742	2510	0	7	2001	3	6903	N	N	9451 225TH WY NE
007	720228	0890	1/8/03	\$362,739	2510	0	7	2003	3	6995	N	N	22514 NE 96TH ST
007	720228	0860	1/3/03	\$368,154	2510	0	7	2002	3	7045	N	N	9536 225TH WY NE
007	720228	0470	11/14/02	\$359,644	2510	0	7	2002	3	7302	N	N	9524 225TH WY NE
007	720228	0750	1/25/02	\$355,648	2510	0	7	2001	3	8394	N	N	9427 225TH WY NE
007	720228	0450	3/18/03	\$364,070	2515	0	7	2003	3	5400	N	N	22533 NE 96TH ST
007	720229	0670	6/4/03	\$358,634	2520	0	7	2003	3	4586	N	N	22327 NE 101ST PL
007	720229	0550	2/1/03	\$378,868	2540	0	7	2003	3	8532	N	N	9949 223RD AV NE
007	720228	0600	6/14/02	\$347,579	2565	0	7	2002	3	4489	N	N	9515 226TH PL NE
007	720228	0870	5/13/03	\$377,238	2565	0	7	2003	3	5551	N	N	22502 NE 96TH ST
007	292606	9113	1/23/03	\$665,000	2570	0	7	1999	3	136778	N	N	11937 198TH AV NE
007	720233	1010	7/1/03	\$363,038	2600	0	7	2003	3	6474	N	N	9208 226TH PL NE
007	720229	0540	2/14/03	\$378,302	2600	0	7	2003	3	9369	N	N	9955 223RD AV NE

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Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720231	0120	12/9/02	\$350,928	2610	0	7	2002	3	4595	N	N	22754 NE 94TH WY
007	720233	0730	5/21/03	\$352,970	2620	0	7	2003	3	4080	N	N	9152 227TH AV NE
007	720233	1070	4/17/03	\$370,702	2620	0	7	2003	3	4080	N	N	9142 226TH PL NE
007	720233	0750	4/10/03	\$358,236	2620	0	7	2003	3	4080	N	N	9120 227TH AV NE
007	720233	1090	6/1/03	\$358,195	2620	0	7	2003	3	4080	N	N	9118 226TH PL NE
007	720228	0260	5/3/02	\$335,582	2620	0	7	2001	3	4529	N	N	9416 226TH PL NE
007	720228	0280	12/12/02	\$350,655	2620	0	7	2002	3	4578	N	N	9432 226TH PL NE
007	720228	0160	2/1/02	\$346,881	2620	0	7	2001	3	4676	N	N	9537 227TH WY NE
007	720227	0630	5/28/02	\$321,000	2620	0	7	2001	3	4791	N	N	9739 228TH TER NE
007	720227	0660	11/26/02	\$317,800	2620	0	7	2001	3	4791	N	N	9803 228TH TER NE
007	720231	0010	10/21/02	\$352,541	2620	0	7	2002	3	4800	N	N	9550 227TH WY NE
007	720228	0210	3/5/02	\$342,510	2620	0	7	2001	3	5010	N	N	22662 NE FERN REACH CIR
007	720231	0030	12/16/02	\$336,890	2620	0	7	2002	3	5585	N	N	9534 227TH WY NE
007	720229	0570	5/22/03	\$374,342	2620	0	7	2003	3	5592	N	N	9931 223RD AV NE
007	720228	0230	4/22/02	\$347,245	2620	0	7	2002	3	6537	N	N	22650 NE FERN REACH CIR
007	720231	0040	11/1/02	\$364,109	2620	0	7	2002	3	6842	N	N	9526 227TH WY NE
007	720233	0680	1/24/03	\$399,035	2620	0	7	2003	3	7203	N	N	9254 227TH AV NE
007	720228	0180	1/29/02	\$334,009	2620	0	7	2001	3	7365	N	N	22680 NE FERN REACH CIR
007	720233	0640	2/3/03	\$355,717	2620	0	7	2003	3	8352	N	N	22731 NE FERN REACH CIR
007	720233	0660	4/3/03	\$372,287	2620	0	7	2003	3	8799	N	N	22717 NE FERN REACH CIR
007	720229	0580	12/30/02	\$331,695	2640	0	7	2003	3	4568	N	N	22387 NE 101ST PL
007	720229	0680	5/22/03	\$376,247	2660	0	7	2003	3	4524	N	N	22319 NE 101ST PL
007	720228	0340	12/27/02	\$381,300	2700	0	7	2003	3	5227	N	N	22597 NE 96TH ST
007	720228	0610	11/19/02	\$361,001	2700	0	7	2002	3	5504	N	N	9519 226TH PL NE
007	720228	0040	4/10/02	\$378,830	2720	0	7	2001	3	4932	N	N	22578 NE 96TH ST
007	720228	0560	9/18/02	\$373,958	2755	0	7	2002	3	4383	N	N	9422 225TH WY NE
007	720228	0390	1/20/03	\$375,112	2755	0	7	2003	3	4831	N	N	22579 NE 96TH ST
007	720228	0540	3/4/03	\$379,121	2755	0	7	2002	3	4895	N	N	9442 225TH WY NE
007	720228	0490	1/3/02	\$371,525	2755	0	7	2001	3	6065	N	N	9508 225TH WY NE
007	720228	0810	9/17/02	\$389,186	2755	0	7	2002	3	6106	N	N	9517 225TH WY NE
007	720228	0650	4/9/02	\$368,447	2760	0	7	2001	3	4662	N	N	9417 226TH PL NE

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Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720226	0810	5/9/02	\$355,000	2760	0	7	2001	3	5541	N	N	22456 NE 102ND PL
007	720228	0510	7/3/02	\$372,894	2800	0	7	2002	3	4725	N	N	9454 225TH WY NE
007	720228	0080	5/2/03	\$365,175	2800	0	7	2003	3	4931	N	N	22594 NE 96TH ST
007	720226	0840	10/2/03	\$397,000	2920	0	7	2001	3	5487	N	N	22506 NE 102ND PL
007	720226	1200	8/22/02	\$373,351	2920	0	7	2002	3	5830	N	N	22453 NE 102ND PL
007	720228	0660	2/27/02	\$402,589	2970	0	7	2001	3	5582	N	N	9413 226TH PL NE
007	720228	0460	10/3/02	\$394,197	3015	0	7	2002	3	5594	N	N	22525 NE 96TH ST
007	720228	0720	7/23/02	\$358,460	3020	0	7	2002	3	4452	N	N	9402 225TH WY NE
007	720228	0620	7/24/02	\$375,007	3020	0	7	2002	3	6046	N	N	9503 226TH PL NE
007	720228	0800	5/28/02	\$365,647	3020	0	7	2002	3	6152	N	N	9505 225TH WY NE
007	720233	1490	7/1/03	\$409,325	3020	0	7	2003	3	6591	N	N	22523 NE 93RD PL
007	720228	0770	1/21/02	\$389,020	3020	0	7	2001	3	8644	N	N	9443 225TH WY NE
007	720228	0060	1/6/03	\$393,770	3080	0	7	2003	3	4212	N	N	22588 NE 96TH ST
007	720228	0520	12/11/02	\$374,394	3080	0	7	2002	3	5230	N	N	9450 225TH WY NE
007	720228	0100	2/14/03	\$381,113	3080	0	7	2002	3	5389	N	N	22628 NE 96TH ST
007	720228	0920	12/4/02	\$383,196	3080	0	7	2002	3	5947	N	N	22538 NE 96TH ST
007	720228	0820	5/17/02	\$392,220	3080	0	7	2002	3	7096	N	N	9523 225TH WY NE
007	720228	0740	1/22/02	\$387,899	3080	0	7	2001	3	8088	N	N	9419 225TH WY NE
007	720228	0760	1/15/02	\$417,180	3080	0	7	2001	3	9649	N	N	9435 225TH WY NE
007	720228	0580	2/27/03	\$388,866	3120	0	7	2003	3	5137	N	N	9414 225TH WY NE
007	720228	0690	8/9/02	\$406,028	3200	0	7	2002	3	6773	N	N	9409 226TH PL NE
007	720233	1450	9/12/03	\$415,553	3210	0	7	2003	3	8996	N	N	22556 NE 92ND ST
007	720228	0670	1/15/03	\$397,135	3225	0	7	2003	3	6622	N	N	9401 226TH PL NE
007	720228	0840	7/3/02	\$428,420	3270	0	7	2002	3	6666	N	N	9539 225TH WY NE
007	720229	0560	1/24/03	\$400,390	3270	0	7	2003	3	7566	N	N	9941 223RD AV NE
007	720228	0880	1/23/03	\$389,030	3275	0	7	2003	3	6575	N	N	22510 NE 96TH ST
007	720228	0590	2/14/03	\$401,681	3410	0	7	2003	3	6202	N	N	9511 226TH PL NE
007	720228	0110	2/13/03	\$407,187	3425	0	7	2002	3	5102	N	N	22634 SE 96TH ST
007	720228	0700	2/4/03	\$424,766	3425	0	7	2003	3	7785	N	N	9410 225TH WY NE
007	092506	9071	6/12/03	\$595,000	3650	0	7	1967	4	101494	N	N	21422 NE 79TH ST
007	720228	0910	11/13/02	\$437,607	3890	0	7	2002	3	5896	N	N	22530 NE 96TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720228	0480	7/15/02	\$467,390	3890	0	7	2002	3	6000	N	N	9516 225TH WY NE
007	720228	0440	9/26/02	\$457,323	3890	0	7	2002	3	6053	N	N	22545 NE 96TH ST
007	720228	0830	5/10/02	\$464,182	3890	0	7	2002	3	6922	N	N	9531 225TH WY NE
007	720233	1310	5/12/03	\$459,923	3890	0	7	2003	3	7467	N	N	9201 225TH WY NE
007	720233	1400	7/10/03	\$457,762	3890	0	7	2003	3	9884	N	N	9228 225TH WY NE
007	720233	1350	6/4/03	\$434,230	3930	0	7	2003	3	6424	N	N	9249 225TH WY NE
007	720233	1330	6/9/03	\$448,615	3930	0	7	2003	3	6584	N	N	9225 225TH WY NE
007	720233	1340	5/8/03	\$448,000	4090	0	7	2003	3	6370	N	N	9237 225TH WY NE
007	720233	1360	5/16/03	\$478,200	4140	0	7	2003	3	6994	N	N	9261 225TH WY NE
007	720233	1320	5/21/03	\$482,745	4140	0	7	2003	3	7382	N	N	9213 225TH WY NE
007	720233	1380	5/19/03	\$495,820	4180	0	7	2003	3	6129	N	N	9315 225TH WY NE
007	720233	1500	6/6/03	\$459,665	4180	0	7	2003	3	8561	N	N	9256 225TH WY NE
007	720228	0850	12/23/02	\$476,023	4230	0	7	2002	3	6492	N	N	9547 225TH WY NE
007	102506	9112	9/19/02	\$330,000	1150	550	8	1969	4	37897	N	N	23028 NE 72ND PL
007	868221	0850	6/18/02	\$257,074	1185	0	8	2002	3	4502	N	N	11749 239TH AV NE
007	868223	0460	6/26/03	\$260,000	1200	0	8	2003	3	3900	N	N	12426 232ND WY NE
007	868223	0490	6/19/03	\$258,784	1200	0	8	2003	3	3900	N	N	12434 232ND WY NE
007	868221	1000	10/21/02	\$257,889	1200	0	8	2002	3	4138	N	N	11608 239TH AV NE
007	868221	0970	12/12/02	\$247,150	1200	0	8	2002	3	4287	N	N	23832 NE 116TH PL
007	241390	0040	8/13/03	\$315,000	1280	600	8	1976	4	14781	N	N	7323 216TH AV NE
007	102506	9146	8/23/02	\$367,000	1330	1000	8	1977	3	108028	N	N	7029 232ND AV NE
007	868223	0410	5/12/03	\$282,181	1340	0	8	2003	3	3900	N	N	12368 232ND WY NE
007	868221	1150	9/11/02	\$265,081	1340	0	8	2002	3	3900	N	N	11718 239TH AV NE
007	868223	0380	5/13/03	\$274,454	1340	0	8	2003	3	3900	N	N	12360 232ND WY NE
007	868221	0860	7/30/02	\$254,104	1340	0	8	2002	3	3900	N	N	11733 239TH AV NE
007	868223	1060	7/31/03	\$275,799	1340	0	8	2003	3	3900	N	N	12477 232ND WY NE
007	868221	1070	4/25/03	\$247,872	1340	0	8	2002	3	3900	N	N	11648 239TH AV NE
007	868223	0540	7/7/03	\$289,261	1340	0	8	2003	3	4225	N	N	12530 232ND WY NE
007	868221	0890	9/20/02	\$258,167	1340	0	8	2002	3	4225	N	N	11729 239TH AV NE
007	868223	0360	5/1/03	\$271,481	1350	0	8	2003	3	3672	N	N	12344 232ND WY NE
007	868223	0350	5/1/03	\$291,893	1350	0	8	2003	3	3780	N	N	12320 232ND WY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868223	0440	5/29/03	\$332,919	1350	0	8	2003	3	3900	N	N	12410 232ND WY NE
007	868221	1130	9/12/03	\$304,000	1350	0	8	2002	3	3900	N	N	11706 239TH AV NE
007	868223	0480	6/9/03	\$325,893	1350	0	8	2003	3	3900	N	N	12442 232ND WY NE
007	868223	0400	5/14/03	\$322,995	1350	0	8	2003	3	3900	N	N	12376 232ND WY NE
007	868221	1140	9/26/02	\$286,523	1350	0	8	2002	3	3900	N	N	11710 239TH AV NE
007	868223	0430	5/28/03	\$306,003	1350	0	8	2003	3	3900	N	N	12384 232ND WY NE
007	868221	1020	11/25/02	\$283,409	1350	0	8	2002	3	3900	N	N	11616 239TH AV NE
007	868221	1130	8/27/02	\$274,923	1350	0	8	2002	3	3900	N	N	11706 239TH AV NE
007	868221	1090	11/15/02	\$274,209	1350	0	8	2002	3	3900	N	N	11660 239TH AV NE
007	868223	0510	7/22/03	\$292,564	1350	0	8	2003	3	3900	N	N	12450 232ND WY NE
007	868223	1040	8/4/03	\$298,604	1350	0	8	2003	3	3900	N	N	12461 232ND WY NE
007	868223	0390	5/13/03	\$286,272	1350	0	8	2003	3	3900	N	N	12352 232ND WY NE
007	868221	1050	10/18/02	\$262,819	1350	0	8	2002	3	3900	N	N	11636 239TH AV NE
007	868223	1080	7/30/03	\$288,680	1350	0	8	2003	3	3900	N	N	12523 232ND WY NE
007	868223	0550	7/10/03	\$309,246	1350	0	8	2003	3	4225	N	N	12522 232ND WY NE
007	868221	0880	6/24/02	\$269,966	1350	0	8	2002	3	4225	N	N	11721 239TH AV NE
007	868223	0320	4/19/03	\$296,750	1350	0	8	2003	3	4271	N	N	12312 232ND WY NE
007	868223	1090	8/18/03	\$305,656	1350	0	8	2003	3	4358	N	N	12531 232ND AV NE
007	868221	0840	6/13/02	\$267,684	1350	0	8	2002	3	4473	N	N	11745 239TH AV NE
007	868221	1280	12/10/02	\$301,179	1350	0	8	2003	3	4586	N	N	23558 NE 122ND CT
007	868223	1000	8/11/03	\$286,722	1350	0	8	2003	3	4858	N	N	12429 232ND WY NE
007	868221	0950	10/28/02	\$293,904	1365	0	8	2002	3	3900	N	N	11667 239TH AV NE
007	868223	1010	8/13/03	\$287,528	1365	0	8	2003	3	3905	N	N	12437 232ND AV NE
007	868221	0920	9/29/02	\$260,026	1365	0	8	2002	3	4225	N	N	11671 239TH AV NE
007	868223	0420	5/19/03	\$309,802	1440	0	8	2003	3	3900	N	N	12392 232ND WY NE
007	868221	1110	5/30/03	\$285,601	1440	0	8	2002	3	3900	N	N	11672 239TH AV NE
007	868221	1120	8/22/02	\$281,546	1440	0	8	2002	3	3900	N	N	11676 239TH AV NE
007	868221	1040	11/21/02	\$279,378	1440	0	8	2002	3	3900	N	N	11630 239TH AV NE
007	868223	1020	8/8/03	\$290,349	1440	0	8	2003	4	3900	N	N	12445 232ND WY NE
007	868223	0450	5/20/03	\$295,383	1440	0	8	2003	3	3900	N	N	12402 232ND WY NE
007	868223	0500	6/23/03	\$292,345	1440	0	8	2003	3	3900	N	N	12458 232ND WY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868221	1030	12/10/02	\$280,684	1440	0	8	2002	3	3900	N	N	11622 239TH AV NE
007	868223	1030	8/6/03	\$285,614	1440	0	8	2003	3	3900	N	N	12453 232ND WY NE
007	868223	0530	7/2/03	\$285,608	1440	0	8	2003	3	3900	N	N	12506 232ND WY NE
007	868223	0340	5/1/03	\$295,374	1440	0	8	2003	3	4094	N	N	12328 232ND WY NE
007	868223	0370	5/5/03	\$303,477	1440	0	8	2003	3	4128	N	N	12336 232ND WY NE
007	868221	0900	12/23/02	\$271,000	1440	0	8	2002	3	4225	N	N	11711 239TH AV NE
007	868221	0930	11/26/02	\$275,240	1440	0	8	2002	3	4225	N	N	11675 239TH AV NE
007	868223	1100	7/29/03	\$304,630	1440	0	8	2003	3	4260	N	N	12539 232ND WY NE
007	868223	0330	4/19/03	\$302,055	1440	0	8	2003	3	5122	N	N	12304 232ND AV NE
007	102506	9197	9/5/03	\$355,000	1440	750	8	1980	3	35070	N	N	23019 NE 77TH ST
007	042506	9165	11/22/02	\$377,800	1440	820	8	1989	4	49470	N	N	21837 NE 97TH PL
007	751120	0310	4/10/02	\$407,500	1470	1080	8	1980	4	48351	N	N	22107 NE 54TH ST
007	812150	0190	8/8/03	\$379,000	1480	500	8	1975	5	44866	N	N	22806 NE 64TH ST
007	381100	0010	6/19/02	\$385,000	1510	900	8	1983	3	40310	N	N	20720 NE 68TH ST
007	951091	0380	11/14/02	\$317,683	1515	0	8	2002	3	3503	N	N	6057 189TH PL NE
007	133091	0060	12/19/02	\$365,000	1550	670	8	1983	4	35006	N	N	23009 NE 51ST ST
007	868221	1260	12/9/02	\$371,855	1555	0	8	2002	3	6477	N	N	23555 NE 122ND CT
007	868221	0420	8/27/02	\$429,100	1560	0	8	2002	3	9085	N	N	11853 239TH AV NE
007	868221	1180	7/17/02	\$370,273	1565	0	8	2002	3	4500	N	N	11742 239TH AV NE
007	868221	0600	5/20/03	\$320,710	1570	0	8	2002	3	4752	N	N	11637 238TH PL NE
007	868221	0790	8/9/02	\$325,219	1570	0	8	2002	3	5001	N	N	11662 238TH PL NE
007	868221	0480	12/13/02	\$374,795	1570	0	8	2002	3	5813	N	N	11763 238TH PL NE
007	868221	0760	9/24/02	\$320,493	1570	0	8	2002	3	6294	N	N	11638 238TH PL NE
007	133090	0800	5/6/03	\$330,000	1570	800	8	1981	3	31540	N	N	22904 NE 46TH ST
007	052506	9073	6/20/03	\$426,000	1580	600	8	1969	3	141570	N	N	21041 NE 85TH ST
007	241391	0080	10/15/03	\$386,000	1610	1200	8	1975	4	30996	N	N	20943 NE 77TH ST
007	102506	9135	2/13/02	\$345,000	1610	0	8	1987	4	34095	N	N	23716 NE 65TH PL
007	102506	9118	5/24/02	\$290,000	1630	360	8	1966	4	28516	N	N	7503 230TH AV NE
007	133090	0640	5/29/03	\$330,000	1640	820	8	1980	4	42731	N	N	4421 232ND AV NE
007	154280	0190	10/13/03	\$282,500	1650	0	8	1996	3	3460	N	N	9781 184TH CT NE
007	868223	0930	5/16/03	\$408,535	1660	0	8	2003	3	4500	N	N	23027 NE 124TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868223	0960	5/21/03	\$399,728	1660	0	8	2003	3	4500	N	N	23113 NE 124TH PL
007	868223	0950	4/19/03	\$379,062	1660	0	8	2003	3	4500	N	N	23105 NE 124TH PL
007	868221	0580	1/27/03	\$416,227	1660	0	8	2002	3	4616	N	N	11653 238TH PL NE
007	868221	0490	12/24/02	\$432,296	1660	0	8	2002	3	5187	N	N	11755 238TH PL NE
007	868221	0320	2/19/03	\$339,218	1660	0	8	2002	3	5704	N	N	12219 235TH PL NE
007	868221	0500	12/30/02	\$411,649	1660	0	8	2002	3	5801	N	N	11747 238TH PL NE
007	950885	0210	6/19/02	\$320,000	1660	900	8	1980	4	37344	N	N	6905 237TH AV NE
007	868221	0370	12/31/02	\$354,683	1670	0	8	2003	3	4495	N	N	12218 235TH PL NE
007	868223	0920	4/18/03	\$401,507	1670	0	8	2003	3	4500	N	N	23019 NE 124TH PL
007	868223	0300	6/12/03	\$364,588	1670	0	8	2002	3	4500	N	N	12323 232ND TER NE
007	868223	0870	5/24/03	\$446,778	1670	0	8	2003	3	4500	N	N	12425 230TH PL NE
007	868223	0020	5/19/03	\$374,630	1670	0	8	2002	3	4830	N	N	23223 NE 123RD ST
007	868221	0800	8/12/02	\$324,647	1670	0	8	2002	3	5000	N	N	11670 238TH PL SE
007	868221	0380	12/18/02	\$362,418	1670	0	8	2003	3	5002	N	N	12226 235TH PL NE
007	868221	0390	1/24/03	\$375,543	1670	0	8	2003	3	5037	N	N	23539 NE 122ND CT
007	868221	1330	12/24/02	\$355,559	1670	0	8	2003	3	5081	N	N	12234 235TH PL NE
007	868221	1340	12/26/02	\$360,000	1670	0	8	2002	3	5121	N	N	12242 235TH PL NE
007	868221	0400	12/20/02	\$379,062	1670	0	8	2003	3	5237	N	N	23543 122ND CT NE
007	868221	0330	3/13/03	\$359,085	1670	0	8	2002	3	5583	N	N	12211 235TH PL NE
007	868223	0570	6/17/03	\$358,275	1670	0	8	2003	3	5845	N	N	12546 232ND WY NE
007	868223	0910	4/10/03	\$433,772	1670	0	8	2003	3	5906	N	N	23011 NE 124TH PL
007	868223	0850	6/17/03	\$408,327	1675	0	8	2003	3	4500	N	N	12441 230TH PL NE
007	868221	0980	10/15/02	\$354,041	1675	0	8	2002	3	6558	N	N	11627 239TH AV NE
007	868221	0590	3/5/03	\$385,426	1680	0	8	2002	3	4567	N	N	11645 238TH PL NE
007	868221	0770	12/30/02	\$337,337	1680	0	8	2002	3	5150	N	N	11646 238TH PL NE
007	751120	0020	8/1/03	\$315,000	1690	0	8	1984	4	53578	N	N	5011 218TH AV NE
007	951091	0350	10/21/02	\$328,595	1695	0	8	2002	3	3879	N	N	5939 189TH PL NE
007	951091	0330	11/15/02	\$333,378	1695	0	8	2002	3	3910	N	N	5931 189TH PL NE
007	951091	0360	6/24/02	\$323,475	1695	0	8	2002	3	4436	N	N	6051 189TH PL NE
007	951091	0390	10/21/02	\$344,151	1695	0	8	2002	3	5049	N	N	6059 189TH PL NE
007	951091	0320	8/13/02	\$324,000	1700	0	8	2002	3	3745	N	N	5814 189TH PL NE

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Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	951091	0470	2/25/02	\$293,000	1730	0	8	2002	3	2898	N	N	18853 NE 62ND WY
007	951091	0490	4/17/02	\$297,000	1730	0	8	2002	3	2899	N	N	18845 NE 62ND WY
007	951091	0450	4/9/02	\$318,227	1730	0	8	2002	3	3831	N	N	6119 189TH PL NE
007	154280	0150	12/23/02	\$288,000	1760	0	8	1996	3	3840	N	N	9773 184TH CT NE
007	381100	0210	5/29/03	\$399,000	1780	660	8	1981	3	66211	N	N	6619 206TH PL NE
007	144480	0110	7/9/03	\$277,000	1790	0	8	1977	4	9900	N	N	7210 235TH AV NE
007	868223	0470	6/13/03	\$361,629	1810	0	8	2003	3	3900	N	N	12418 232ND WY NE
007	868221	1100	8/29/02	\$323,610	1810	0	8	2002	3	3900	N	N	11664 239TH AV NE
007	868223	1050	8/7/03	\$361,889	1810	0	8	2003	3	3900	N	N	12469 232ND WY NE
007	868221	0870	9/23/02	\$310,800	1810	0	8	2002	3	3900	N	N	11741 239TH AV NE
007	868221	1060	11/29/02	\$320,797	1810	0	8	2003	3	3900	N	N	11640 239TH AV NE
007	868223	0520	6/23/03	\$312,025	1810	0	8	2003	4	3900	N	N	12514 232ND AV NE
007	868221	0910	8/15/02	\$314,340	1810	0	8	2002	3	4225	N	N	11717 239TH AV NE
007	868221	0960	10/23/02	\$302,518	1810	0	8	2002	3	4550	N	N	23824 NE 116TH PL
007	868223	0310	5/5/03	\$368,407	1810	0	8	2002	3	5144	N	N	12315 232ND TER NE
007	868221	1270	12/20/02	\$365,903	1810	0	8	2003	3	5209	N	N	23561 NE 122ND CT
007	868221	0830	6/24/02	\$340,063	1810	0	8	2002	3	5481	N	N	11732 238TH PL NE
007	868221	0170	10/22/02	\$315,067	1810	0	8	2002	3	5771	N	N	12283 235TH PL NE
007	292606	9051	6/26/03	\$499,000	1840	1200	8	1975	3	88426	N	N	20915 NE 117TH ST
007	868223	0940	4/17/03	\$441,747	1855	0	8	2003	3	4500	N	N	23035 NE 124TH PL
007	868221	0570	2/7/03	\$453,801	1855	0	8	2002	3	4544	N	N	11661 238TH PL NE
007	868223	1390	6/13/03	\$358,592	1860	0	8	2003	4	4648	N	N	12502 230TH PL NE
007	868223	1180	8/12/03	\$382,006	1870	0	8	2003	3	4500	N	N	12508 231ST AV NE
007	868221	0820	10/28/02	\$363,308	1870	0	8	2002	3	4890	N	N	11716 238TH PL NE
007	868221	0780	8/27/02	\$346,407	1870	0	8	2002	3	5036	N	N	11654 238TH PL NE
007	868223	0560	7/14/03	\$378,658	1870	0	8	2003	3	5572	N	N	12538 232ND WY NE
007	868221	1300	12/20/02	\$405,660	1870	0	8	2003	3	5602	N	N	23546 NE 122ND CT
007	868221	0510	11/25/02	\$425,712	1870	0	8	2002	3	5801	N	N	11739 238TH PL NE
007	868221	1310	12/4/02	\$378,581	1870	0	8	2003	3	5818	N	N	23538 NE 122ND CT
007	868222	0350	5/21/03	\$458,488	1870	0	8	2002	3	6072	N	N	12611 237TH WY NE
007	868223	1110	7/14/03	\$417,740	1870	0	8	2003	3	6275	N	N	12547 232ND WY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	751120	0440	4/23/03	\$351,000	1870	620	8	1982	3	39429	N	N	5317 221ST AV NE
007	951091	0340	10/7/02	\$320,000	1880	0	8	2002	3	3564	N	N	5395 189TH PL NE
007	951091	0400	9/20/02	\$327,000	1880	0	8	2002	3	4006	N	N	6063 189TH PL NE
007	951091	0410	11/4/02	\$328,000	1880	0	8	2002	3	4334	N	N	6101 189TH PL NE
007	951091	0480	5/7/02	\$312,900	1900	0	8	2002	3	2898	N	N	18849 NE 62ND WY
007	951091	0440	4/22/02	\$307,000	1900	0	8	2002	3	3283	N	N	6115 189TH PL NE
007	951091	0460	3/14/02	\$314,000	1900	0	8	2002	3	3631	N	N	18857 NE 62ND WY
007	868221	1190	6/26/02	\$388,589	1910	0	8	2002	3	4500	N	N	11750 239TH AV NE
007	868221	1170	7/24/02	\$376,939	1910	0	8	2002	3	4500	N	N	11734 239TH AV NE
007	868221	1160	7/10/02	\$371,380	1910	0	8	2002	3	4500	N	N	11726 239TH AV NE
007	868223	1120	7/24/03	\$407,455	1910	0	8	2003	3	5851	N	N	12555 232ND WY NE
007	868221	0290	11/21/02	\$385,054	1910	0	8	2002	3	7210	N	N	12243 235TH PL NE
007	868221	0340	11/29/02	\$417,646	1910	0	8	2002	3	8271	N	N	12203 235TH PL NE
007	133090	0580	3/17/03	\$354,900	1910	0	8	1980	4	37901	N	N	4615 232ND AV NE
007	133090	0250	7/24/03	\$347,500	1910	0	8	1980	3	40887	N	N	4216 232ND AV NE
007	292606	9099	8/2/02	\$407,500	1910	0	8	1986	3	108900	N	N	12322 196TH AV NE
007	868223	1440	6/23/03	\$376,451	1920	0	8	2003	3	5730	N	N	12408 232ND PL NE
007	868223	1170	8/5/03	\$392,586	1920	0	8	2003	3	6045	N	N	12516 231ST AV NE
007	868221	0350	12/4/02	\$411,433	1920	0	8	2002	3	6731	N	N	12202 235TH PL NE
007	868221	1290	12/24/02	\$398,002	1920	0	8	2002	3	6955	N	N	23554 NE 122ND CT
007	868221	0560	10/10/02	\$449,214	1930	0	8	2002	3	4500	N	N	11669 238TH PL NE
007	868223	0860	6/26/03	\$472,400	1930	0	8	2003	3	4500	N	N	12433 230TH PL NE
007	868221	0810	8/20/02	\$355,970	1930	0	8	2002	3	5000	N	N	11708 238TH PL NE
007	951091	0500	4/23/02	\$320,000	1960	0	8	2002	3	3957	N	N	18841 NE 62ND WY
007	951091	0430	5/1/02	\$319,741	1960	0	8	2002	3	4634	N	N	6109 189TH PL NE
007	133090	0200	1/10/02	\$385,000	1970	1030	8	1980	4	33280	N	N	22959 NE 42ND ST
007	092506	9088	3/5/03	\$489,750	1990	790	8	1998	3	176418	N	N	6223 217TH AV NE
007	178730	0230	5/28/02	\$360,000	2050	0	8	1987	4	35022	N	N	22805 NE 57TH ST
007	133090	0420	3/20/03	\$363,500	2080	430	8	1983	4	31460	N	N	23102 NE 47TH ST
007	241390	0070	8/13/03	\$325,000	2110	0	8	1975	4	25936	N	N	7351 216TH AV NE
007	720231	0080	12/19/02	\$304,270	2120	0	8	2002	3	4321	N	N	22724 NE FERN REACH CIR

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	262170	0090	3/11/03	\$375,000	2140	0	8	1981	3	37728	N	N	21605 NE 73RD PL
007	868223	0970	7/7/03	\$454,969	2155	0	8	2003	3	5580	N	N	23121 NE 124TH PL.
007	868222	0160	2/7/03	\$515,074	2155	0	8	2002	3	5580	N	N	12422 235TH PL NE
007	868221	0620	7/20/02	\$468,720	2155	0	8	2002	3	5603	N	N	23752 NE 116TH PL
007	868222	0050	2/18/03	\$435,438	2155	0	8	2002	3	5788	N	N	12407 235TH PL NE
007	868222	0040	1/28/03	\$429,796	2155	0	8	2002	3	5788	N	N	12341 235TH PL NE
007	868222	0020	3/21/03	\$425,375	2155	0	8	2002	3	5788	N	N	12325 235TH PL NE
007	868222	0060	3/6/03	\$410,338	2155	0	8	2002	3	5788	N	N	12415 235TH PL NE
007	868221	1210	7/17/02	\$390,449	2155	0	8	2002	3	6638	N	N	11812 239TH AV NE
007	868221	0650	8/21/02	\$468,027	2165	0	8	2002	3	5581	N	N	23728 NE 116TH PL
007	868221	0410	11/27/02	\$374,949	2165	0	8	2002	3	5588	N	N	23547 NE 122ND ST
007	868221	0190	12/30/02	\$403,316	2165	0	8	2002	3	5752	N	N	12299 235TH PL NE
007	868222	0080	2/24/03	\$428,544	2165	0	8	2002	3	6815	N	N	12431 235TH PL NE
007	868221	0520	8/1/02	\$486,731	2165	0	8	2002	3	6949	N	N	11731 238TH PL NE
007	868221	0200	8/7/03	\$399,500	2165	0	8	2002	3	7456	N	N	12301 235TH PL NE
007	868221	0200	12/11/02	\$380,748	2165	0	8	2002	3	7456	N	N	12301 235TH PL NE
007	868221	0660	11/14/02	\$473,007	2165	0	8	2002	3	7867	N	N	23720 NE 116TH PL
007	868221	0700	12/5/02	\$396,376	2170	0	8	2002	3	5604	N	N	23729 NE 116TH PL
007	868221	0730	6/20/03	\$400,000	2170	0	8	2002	3	5652	N	N	23753 NE 116TH PL
007	868221	0540	7/20/02	\$524,741	2170	0	8	2002	3	6652	N	N	11715 238TH PL NE
007	868222	0140	2/27/03	\$539,793	2170	0	8	2002	3	6750	N	N	12438 235TH PL NE
007	868223	0580	6/18/03	\$419,307	2170	0	8	2003	3	7152	N	N	12554 232ND WY NE
007	868222	0310	3/5/03	\$471,781	2170	0	8	2002	3	7674	N	N	12545 237TH WY NE
007	868221	0300	11/22/02	\$391,127	2170	0	8	2002	3	8184	N	N	12235 235TH PL SE
007	868221	0210	12/2/02	\$401,401	2180	0	8	2002	3	5947	N	N	12309 235TH PL NE
007	172506	9038	10/30/02	\$300,000	2180	0	8	1950	3	78843	N	N	19780 NE 55TH PL
007	720226	0880	3/27/02	\$345,000	2190	0	8	2001	3	4218	N	N	10189 226TH AV NE
007	720226	1020	1/29/02	\$339,000	2190	0	8	2001	3	4267	N	N	22536 NE CASCARA CIR
007	720226	1000	1/29/02	\$345,000	2190	0	8	2001	3	6038	N	N	22552 NE CASCARA CIR
007	124310	0201	8/19/03	\$365,000	2210	0	8	1964	3	60160	N	N	19325 NE REDMOND RD
007	178730	0180	7/28/03	\$393,000	2230	0	8	1985	4	35096	N	N	22923 NE 57TH ST

**Improved Sales Used in this Annual Update Analysis
Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	042506	9085	8/18/03	\$474,500	2230	0	8	1987	3	45302	N	N	9010 218TH AV NE
007	868221	0550	10/21/02	\$543,876	2280	0	8	2002	3	5584	N	N	11707 238TH PL NE
007	868222	0150	3/18/03	\$570,840	2280	0	8	2002	3	6815	N	N	12430 235TH PL NE
007	868221	0530	9/5/02	\$556,882	2290	0	8	2002	3	6775	N	N	11723 238TH PL NE
007	868221	0740	7/11/03	\$399,500	2300	0	8	2002	3	5882	N	N	23761 NE 116TH PL
007	868223	0890	6/3/03	\$579,194	2300	0	8	2003	3	6659	N	N	12409 230TH PL NE
007	868221	0180	12/17/02	\$398,002	2305	0	8	2002	3	5590	N	N	12291 235TH PL NE
007	868223	0980	6/24/03	\$449,672	2305	0	8	2003	3	6244	N	N	23129 NE 124TH PL
007	868221	1200	7/17/02	\$390,202	2305	0	8	2002	3	6388	N	N	11804 239TH AV NE
007	868221	0310	11/19/02	\$393,290	2305	0	8	2002	3	8118	N	N	12227 235TH PL NE
007	178730	0210	2/11/03	\$358,200	2310	0	8	1984	4	35096	N	N	22825 NE 57TH ST
007	868223	1430	9/23/03	\$424,796	2315	0	8	2003	3	5580	N	N	12416 230TH PL NE
007	868221	0720	10/22/02	\$359,806	2315	0	8	2002	3	5639	N	N	23745 NE 116TH PL
007	868222	0030	5/21/03	\$425,000	2315	0	8	2002	3	5788	N	N	12333 235TH PL NE
007	720226	0890	1/29/02	\$400,388	2320	0	8	2001	3	4053	N	N	10181 226TH AV NE
007	720226	0950	3/26/02	\$359,000	2320	0	8	2001	3	4109	N	N	10133 226TH AV NE
007	868221	0710	11/26/02	\$361,776	2320	0	8	2002	3	5639	N	N	23737 NE 116TH PL
007	868223	0010	5/12/03	\$483,427	2320	0	8	2002	3	6825	N	N	23215 NE 123RD ST
007	262170	0020	4/25/03	\$370,500	2320	0	8	1980	3	37424	N	N	7314 217TH PL NE
007	720226	0970	7/24/02	\$359,220	2330	0	8	2001	3	4045	N	N	10117 226TH AV NE
007	720226	0960	7/23/02	\$376,690	2330	0	8	2001	3	4102	N	N	10125 226TH AV NE
007	720226	0900	3/27/02	\$361,000	2330	0	8	2001	3	4106	N	N	10173 226TH AV NE
007	720226	0390	10/22/03	\$417,000	2330	0	8	2001	3	5694	N	N	22598 NE 99TH WY
007	720226	0230	5/7/02	\$463,500	2330	0	8	2001	3	6427	N	N	22515 NE 100TH WY
007	720226	0250	6/20/03	\$415,500	2330	0	8	2001	3	7512	N	N	22531 NE CASCARA CIR
007	262170	0080	9/20/02	\$349,950	2330	0	8	1980	3	33624	N	N	7340 216TH AV NE
007	133091	0010	4/15/02	\$375,000	2330	0	8	1983	4	36301	N	N	22807 NE 51ST ST
007	262170	0040	9/10/02	\$370,000	2350	0	8	1980	3	39158	N	N	7334 217TH CT NE
007	812150	0040	8/15/02	\$347,500	2360	0	8	1975	4	40635	N	N	6235 230TH AV NE
007	868221	0250	12/10/02	\$522,928	2370	0	8	2002	3	6555	N	N	12282 235TH PL NE
007	106130	0040	8/15/03	\$365,000	2370	0	8	1988	3	36088	N	N	7508 216TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868221	0750	4/17/03	\$375,514	2380	0	8	2002	3	6980	N	N	23769 NE 116TH PL
007	381100	0160	7/30/03	\$370,000	2380	0	8	1981	3	33750	N	N	20409 NE 68TH ST
007	868222	0430	7/17/03	\$447,040	2390	0	8	2003	3	7220	N	N	23766 NE GREENS CROSSING RD
007	042506	9081	9/3/03	\$447,000	2400	0	8	1988	3	47480	N	N	9009 218TH AV NE
007	381101	0040	11/26/02	\$441,000	2420	0	8	1983	4	28277	N	N	20633 NE 66TH PL
007	124310	0080	2/20/02	\$430,500	2480	0	8	1994	3	88427	N	N	19836 NE REDMOND RD
007	133090	0620	5/31/02	\$365,000	2490	0	8	1980	4	39300	N	N	4503 232ND AV NE
007	727310	0258	10/24/03	\$620,000	2490	0	8	1999	3	77972	N	N	12101 194TH AV NE
007	868221	0990	10/30/02	\$430,228	2505	0	8	2002	3	6326	N	N	11619 239TH AV NE
007	102506	9042	11/18/02	\$350,000	2530	0	8	1979	4	47916	N	N	24129 NE 75TH ST
007	720226	0870	3/22/02	\$380,934	2560	0	8	2001	3	4568	N	N	10197 226TH AV NE
007	720226	1060	9/23/02	\$360,000	2560	0	8	2001	3	5238	N	N	22504 NE 100TH WY
007	152506	9086	10/7/03	\$465,950	2570	0	8	1988	3	87139	N	N	4518 243RD AV NE
007	868221	0430	8/26/02	\$554,368	2630	0	8	2002	3	7789	N	N	11845 239TH AV NE
007	868221	0630	8/16/02	\$536,953	2640	0	8	2002	3	6254	N	N	23744 NE 116TH PL
007	720226	0330	3/21/02	\$403,786	2660	0	8	2001	3	4000	N	N	9929 227TH WY NE
007	720226	0350	8/18/03	\$385,000	2660	0	8	2001	3	4000	N	N	9913 227TH WY NE
007	720226	0980	6/28/02	\$376,790	2660	0	8	2001	3	4049	N	N	10109 226TH AV NE
007	720226	0930	5/22/02	\$377,000	2660	0	8	2001	3	4137	N	N	10149 226TH AV NE
007	720226	0920	6/24/02	\$406,067	2660	0	8	2001	3	4158	N	N	10157 226TH AV NE
007	720226	1010	2/14/02	\$384,217	2660	0	8	2001	3	4230	N	N	22544 NE CASCARA CIR
007	720226	0220	4/30/02	\$449,892	2660	0	8	2001	3	5460	N	N	22507 NE 100TH WY
007	720226	0520	8/29/03	\$460,000	2680	0	8	2000	3	7483	N	N	22521 NE 99TH WY
007	133090	0480	9/4/03	\$412,000	2680	570	8	1983	3	40500	N	N	4715 229TH PL NE
007	868221	0640	9/9/02	\$552,565	2715	0	8	2002	3	7127	N	N	23736 NE 116TH PL
007	106130	0020	4/22/02	\$465,000	2730	0	8	1988	3	36570	N	N	21618 NE 76TH ST
007	868221	1250	12/9/02	\$466,572	2745	0	8	2002	3	5580	N	N	23551 NE 122ND CT
007	720226	0120	8/4/03	\$444,000	2750	0	8	2000	3	8353	N	N	9809 225TH AV NE
007	720227	0180	6/2/03	\$461,500	2760	0	8	2003	3	6423	N	N	22848 NE 100TH PL
007	720227	0210	3/28/03	\$476,990	2760	0	8	2003	3	6930	N	N	9966 229TH LN NE
007	720226	0130	8/1/03	\$449,995	2780	0	8	2000	3	7581	N	N	9817 225TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720226	0550	6/24/02	\$452,000	2790	0	8	2000	3	8179	N	N	22540 NE 98TH PL
007	720227	0160	11/14/02	\$452,890	2800	0	8	2002	3	5637	N	N	22832 NE 100TH PL
007	720227	1040	7/24/02	\$433,990	2800	0	8	2001	3	5712	N	N	9823 229TH LN NE
007	720227	0970	12/13/02	\$435,990	2800	0	8	2002	3	6187	N	N	9951 229TH LN NE
007	720227	0990	12/24/02	\$439,990	2800	0	8	2002	3	6687	N	N	9935 229TH LN NE
007	720227	1020	6/27/02	\$439,990	2800	0	8	2001	3	7533	N	N	9911 229TH LN NE
007	720227	0310	8/4/02	\$452,420	2870	0	8	2001	3	6339	N	N	9824 229TH LN NE
007	720227	1010	11/25/02	\$427,990	2870	0	8	2002	3	6822	N	N	9919 229TH LN NE
007	720227	0290	12/16/02	\$474,000	2870	0	8	2001	3	7336	N	N	9840 229TH LN NE
007	720226	0080	9/18/02	\$447,000	2890	0	8	2001	3	6600	N	N	22527 NE 98TH PL
007	720227	0140	2/20/03	\$454,000	2970	0	8	2003	3	5696	N	N	22816 NE 100TH PL
007	720227	0230	3/6/03	\$465,000	2970	0	8	2003	3	6582	N	N	9950 229TH LN NE
007	720227	0190	4/22/03	\$462,990	2970	0	8	2003	3	7207	N	N	10018 229TH LN NE
007	720227	0260	2/24/03	\$459,890	2970	0	8	2002	3	7390	N	N	9926 229TH LN NE
007	720227	1100	1/25/02	\$423,990	2980	0	8	2001	3	5895	N	N	9729 229TH LN NE
007	720227	1060	9/6/02	\$433,000	2980	0	8	2001	3	5896	N	N	9807 229TH LN NE
007	720227	0400	3/21/02	\$458,990	2980	0	8	2001	3	8160	N	N	22919 NE 97TH PL
007	950885	0190	5/28/03	\$420,000	2990	0	8	1979	4	35000	N	N	6923 237TH AV NE
007	322606	9045	8/1/03	\$525,471	3000	0	8	1996	3	75358	N	N	20909 NE 115TH ST
007	720227	1030	6/17/02	\$433,240	3030	0	8	2001	3	5638	N	N	9813 229TH LN NE
007	720227	0320	7/22/02	\$461,990	3030	0	8	2001	3	6701	N	N	9816 229TH LN NE
007	720227	0420	3/6/02	\$439,990	3030	0	8	2001	3	6726	N	N	22903 NE 97TH PL
007	720227	0240	9/3/02	\$466,990	3030	0	8	2002	3	6849	N	N	9942 229TH LN NE
007	720227	0280	5/30/02	\$459,700	3030	0	8	2001	3	7150	N	N	9910 229TH LN NE
007	720227	0380	1/11/02	\$470,000	3030	0	8	2001	3	7773	N	N	9728 229TH LN NE
007	720227	0170	1/13/03	\$459,990	3140	0	8	2003	3	5698	N	N	22840 NE 100TH PL
007	720227	0200	6/13/03	\$465,000	3150	0	8	2003	3	5587	N	N	10010 229TH LN NE
007	720227	0150	1/23/03	\$464,990	3150	0	8	2003	3	5638	N	N	22824 NE 100TH PL
007	720227	0980	11/15/02	\$481,067	3150	0	8	2002	3	6260	N	N	9943 229TH LN NE
007	720227	0300	4/2/02	\$460,000	3150	0	8	2001	3	6461	N	N	9832 229TH LN NE
007	720227	0960	1/10/03	\$450,990	3150	0	8	2002	3	6807	N	N	9959 229TH LN NE

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720227	0270	6/7/02	\$466,437	3150	0	8	2001	3	7048	N	N	9918 229TH LN NE
007	720227	0250	3/13/02	\$464,950	3150	0	8	2001	3	7400	N	N	9934 229TH LN NE
007	720227	0220	10/7/02	\$469,990	3170	0	8	2002	3	6720	N	N	9958 229TH LN NE
007	720227	0130	11/14/02	\$474,990	3170	0	8	2002	3	10441	N	N	22808 NE 100TH PL
007	951086	0480	3/7/03	\$324,216	1700	0	9	2003	3	3300	N	N	6703 188TH PL NE
007	951086	0570	4/14/03	\$329,977	1700	0	9	2003	3	3528	N	N	6519 188TH PL NE
007	951086	0560	4/16/03	\$357,799	1920	0	9	2003	3	3624	N	N	6521 188TH PL NE
007	951086	0490	4/9/03	\$345,714	1920	0	9	2003	3	4155	N	N	6701 188TH PL NE
007	951086	0580	3/31/03	\$339,000	1930	0	9	2003	3	3430	N	N	6517 188TH PL NE
007	951086	0470	4/1/03	\$349,019	1930	0	9	2003	3	3573	N	N	6705 188TH PL NE
007	951086	0540	4/14/03	\$359,613	1930	0	9	2003	3	3628	N	N	6625 188TH PL NE
007	951086	0290	5/29/03	\$356,000	1950	0	9	2003	3	3875	N	N	6752 190TH AV NE
007	951086	0130	3/4/03	\$393,668	2030	0	9	2003	3	4142	N	N	6637 190TH AV NE
007	951086	0010	4/11/03	\$378,000	2030	0	9	2003	3	4792	N	N	6512 188TH PL NE
007	951091	0060	11/25/02	\$378,429	2040	0	9	2002	3	3997	N	N	6242 189TH PL NE
007	951091	0210	7/9/02	\$372,636	2040	0	9	2002	3	4566	N	N	6056 189TH PL NE
007	951091	0130	3/1/02	\$347,215	2040	0	9	2002	3	4607	N	N	6202 189TH PL NE
007	951091	0150	5/7/02	\$357,000	2040	0	9	2002	3	4987	N	N	6120 189TH PL NE
007	951091	0070	11/25/02	\$395,573	2095	0	9	2002	3	4005	N	N	6238 189TH PL NE
007	951091	0240	9/27/02	\$370,831	2095	0	9	2002	3	4213	N	N	5944 189TH PL NE
007	951091	0260	8/12/02	\$382,674	2095	0	9	2002	3	4497	N	N	5936 189TH PL NE
007	951091	0250	8/27/02	\$371,000	2095	0	9	2002	3	4569	N	N	5940 189TH PL NE
007	951091	0090	12/6/02	\$396,577	2095	0	9	2002	3	4831	N	N	6226 189TH PL NE
007	951086	0190	3/18/03	\$389,000	2100	0	9	2003	3	4048	N	N	6525 190TH AV NE
007	951086	0170	5/16/03	\$389,768	2100	0	9	2003	3	4122	N	N	6529 190TH AV NE
007	951086	0020	4/23/03	\$393,500	2100	0	9	2003	3	4141	N	N	6516 188TH PL NE
007	951086	0120	3/13/03	\$401,323	2100	0	9	2003	3	4142	N	N	6639 190TH AV NE
007	951086	0110	4/1/03	\$394,000	2110	0	9	2003	3	4126	N	N	6641 190TH AV NE
007	951086	0150	5/9/03	\$394,415	2110	0	9	2003	3	4142	N	N	6533 190TH AV NE
007	951091	0200	6/27/02	\$363,000	2115	0	9	2002	3	4257	N	N	6060 189TH PL NE
007	951091	0280	9/16/02	\$376,000	2115	0	9	2002	3	4385	N	N	5928 189TH PL NE

**Improved Sales Used in this Annual Update Analysis
Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	951091	0300	10/15/02	\$374,000	2115	0	9	2002	3	4489	N	N	5822 189TH PL NE
007	951091	0110	3/22/02	\$353,000	2115	0	9	2002	3	5416	N	N	6214 189TH PL NE
007	951091	0420	6/24/02	\$356,441	2115	0	9	2002	3	6690	N	N	6105 189TH PL NE
007	951091	0310	10/10/02	\$403,958	2225	0	9	2002	3	4241	N	N	5818 189TH PL NE
007	951091	0140	4/10/02	\$362,000	2225	0	9	2002	3	4938	N	N	6124 189TH PL NE
007	951091	0120	4/15/02	\$373,000	2225	0	9	2002	3	5055	N	N	6208 189TH PL NE
007	951086	0410	5/21/03	\$362,782	2230	0	9	2003	3	3926	N	N	18891 NE 68TH ST
007	042506	9175	4/4/03	\$542,000	2250	0	9	1989	4	49658	N	N	9215 219TH PL NE
007	951091	0370	7/1/02	\$357,794	2290	0	9	2002	3	5041	N	N	6055 189TH PL NE
007	951091	0160	6/4/02	\$368,889	2310	0	9	2002	3	4707	N	N	6114 189TH PL NE
007	732290	0270	6/26/03	\$434,232	2310	0	9	1987	4	41479	N	N	5104 243RD AV NE
007	951091	0180	6/7/02	\$378,381	2315	0	9	2002	3	4170	N	N	6102 189TH PL NE
007	868221	0260	12/6/02	\$490,234	2330	0	9	2002	3	7580	N	N	12274 235TH PL NE
007	732290	0010	5/7/02	\$420,000	2340	0	9	1987	4	32228	N	N	23605 NE 54TH PL
007	951091	0050	12/6/02	\$405,000	2375	0	9	2002	3	4094	N	N	6248 189TH PL NE
007	951091	0080	12/22/02	\$410,000	2375	0	9	2002	3	4363	N	N	6232 189TH PL NE
007	951091	0230	8/13/02	\$388,000	2375	0	9	2002	3	4807	N	N	6048 189TH PL NE
007	951091	0220	7/30/02	\$382,000	2375	0	9	2002	3	5087	N	N	6052 189TH PL NE
007	152506	9072	8/22/03	\$467,000	2380	0	9	1989	4	37759	N	N	23608 NE 54TH PL
007	951091	0290	9/9/02	\$389,000	2390	0	9	2002	3	4370	N	N	5924 189TH PL NE
007	951091	0270	10/24/02	\$402,365	2390	0	9	2002	3	4548	N	N	5932 189TH PL NE
007	868221	0270	9/11/03	\$496,600	2390	0	9	2002	3	6012	N	N	12266 235TH PL NE
007	732290	0160	7/15/03	\$470,000	2390	0	9	1987	3	35780	N	N	5115 240TH AV NE
007	732290	0160	5/16/03	\$446,500	2390	0	9	1987	3	35780	N	N	5115 240TH AV NE
007	951086	0460	4/8/03	\$373,586	2410	0	9	2003	3	4399	N	N	18881 NE 68TH ST
007	042506	9104	2/10/03	\$469,456	2410	0	9	1989	4	46609	N	N	8520 219TH AV NE
007	951091	0170	7/31/02	\$378,000	2420	0	9	2002	3	4366	N	N	6106 189TH PL NE
007	951091	0190	8/5/02	\$381,000	2420	0	9	2002	3	4389	N	N	6064 189TH PL NE
007	732290	0140	5/29/03	\$450,000	2420	0	9	1987	4	31725	N	N	5135 240TH AV NE
007	102506	9024	6/27/02	\$462,500	2430	0	9	1990	3	57934	N	N	6833 232ND AV NE
007	951091	0100	5/30/02	\$385,000	2435	0	9	2002	3	5191	N	N	6220 189TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	732290	0090	5/3/02	\$385,000	2500	0	9	1987	4	42308	N	N	5307 240TH AV NE
007	868222	0200	4/28/03	\$598,702	2510	0	9	2002	3	6750	N	N	12328 235TH PL NE
007	868221	0220	10/31/03	\$521,269	2510	0	9	2002	3	6888	N	N	12308 235TH PL NE
007	868221	1230	7/16/03	\$475,870	2510	0	9	2002	3	7192	N	N	11828 239TH AV NE
007	868223	0040	6/11/03	\$572,677	2510	0	9	2002	3	8571	N	N	12310 232ND TER NE
007	732290	0390	8/12/03	\$444,000	2510	0	9	1987	4	54885	N	N	5226 240TH AV NE
007	732290	0310	7/15/03	\$432,000	2620	0	9	1987	4	45302	N	N	5103 243RD AV NE
007	732290	0100	5/15/03	\$439,950	2650	0	9	1987	4	40027	N	N	5233 240TH AV NE
007	732290	0240	8/8/02	\$444,000	2650	0	9	1987	4	41139	N	N	5010 243RD AV NE
007	868222	0190	7/29/03	\$663,006	2680	0	9	2002	3	6750	N	N	12336 235TH PL NE
007	868222	0170	4/3/03	\$596,612	2680	0	9	2002	3	6750	N	N	12414 235TH PL NE
007	868221	0440	11/26/02	\$594,325	2680	0	9	2002	3	6971	N	N	11837 239TH AV NE
007	868222	0440	10/23/03	\$453,941	2680	0	9	2003	3	9287	N	N	23774 NE GREENS CROSSING RD
007	751121	0080	7/30/03	\$514,000	2680	0	9	1984	3	38335	N	N	22539 NE 46TH ST
007	868221	1220	7/25/03	\$494,000	2695	0	9	2002	3	7016	N	N	11820 239TH AV NE
007	868221	0230	6/19/03	\$583,877	2695	0	9	2002	3	7340	N	N	12298 235TH PL NE
007	732290	0210	3/5/03	\$425,000	2700	0	9	1988	3	32920	N	N	5009 240TH AV NE
007	162506	9098	10/31/03	\$860,000	2700	0	9	1987	4	494842	N	N	5516 224TH AV NE
007	868221	1240	12/10/02	\$508,995	2705	0	9	2002	3	6753	N	N	11836 239TH AV NE
007	868223	0030	5/2/03	\$542,073	2705	0	9	2002	3	8227	N	N	23231 NE 123RD ST
007	868221	0690	9/17/03	\$470,000	2800	0	9	2002	3	6821	N	N	23721 NE 116TH PL
007	162506	9118	8/5/02	\$599,000	2800	0	9	1986	4	94960	N	N	22718 NE 57TH CT
007	732290	0200	10/27/03	\$485,000	2810	0	9	1988	3	35876	N	N	5017 240TH AV NE
007	092506	9120	7/22/02	\$555,000	2830	0	9	1977	4	68825	N	N	22125 NE 62ND PL
007	092506	9129	5/1/02	\$600,000	2840	0	9	1987	4	42432	N	N	7523 220TH AV NE
007	868221	0240	10/23/03	\$575,000	2860	0	9	2002	3	6874	N	N	12290 235TH PL NE
007	868221	0450	10/3/02	\$627,459	2865	0	9	2002	3	7282	N	N	11829 239TH AV NE
007	720230	0190	5/19/03	\$487,990	2900	0	9	2003	3	6400	N	N	9447 221ST PL NE
007	172506	9095	1/27/03	\$393,800	2940	0	9	1990	4	92347	Y	N	20822 NE 58TH ST
007	805350	0301	6/21/02	\$450,000	3080	0	9	1979	3	38930	N	N	10033 208TH CT NE
007	751121	0110	4/1/03	\$485,000	3090	0	9	1984	3	30756	N	N	4524 224TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	868221	0460	10/3/02	\$636,547	3105	0	9	2002	3	6822	N	N	11821 239TH AV NE
007	868221	0470	10/24/02	\$661,977	3105	0	9	2002	3	8711	N	N	11813 239TH AV NE
007	312150	0170	2/5/02	\$510,000	3170	0	9	1993	3	24909	N	N	7719 235TH PL NE
007	102506	9215	4/29/03	\$490,000	3200	0	9	1991	3	44431	N	N	23501 NE UNION HILL RD
007	092506	9104	7/24/03	\$755,000	3200	0	9	1987	4	134164	N	N	6102 224TH AV NE
007	805350	0500	12/2/02	\$680,000	3230	1540	9	1977	4	107157	N	N	10320 210TH AV NE
007	102506	9219	4/3/03	\$568,500	3270	0	9	1999	3	40176	N	N	22817 NE 74TH ST
007	312150	0290	7/24/03	\$590,000	3280	0	9	1993	3	57806	N	N	7845 235TH PL NE
007	124310	0186	2/18/03	\$630,000	3320	0	9	1999	3	22061	N	N	10302 192ND AV NE
007	751121	0310	8/29/03	\$475,000	3350	0	9	1985	3	35298	N	N	22720 NE 46TH ST
007	868222	0180	4/19/03	\$705,978	3360	0	9	2002	3	6750	N	N	12406 235TH PL NE
007	868223	0050	7/15/03	\$658,744	3360	0	9	2003	3	6811	N	N	12318 232ND TER NE
007	868222	0340	4/15/03	\$693,287	3360	0	9	2002	3	7624	N	N	12603 237TH WY NE
007	868223	0900	5/27/03	\$680,964	3360	0	9	2003	3	8976	N	N	12401 230TH PL NE
007	162506	9117	9/13/02	\$555,000	3360	0	9	1987	4	80150	N	N	22719 NE 57TH CT
007	720230	0140	4/14/03	\$505,476	3370	0	9	2003	3	6223	N	N	9617 222ND AV NE
007	720230	0220	4/1/03	\$529,990	3370	0	9	2003	3	6277	N	N	9423 221ST PL NE
007	720230	0050	8/15/03	\$539,990	3370	0	9	2003	3	6629	N	N	9634 222ND AV NE
007	720230	0200	9/3/03	\$563,000	3370	0	9	2003	3	7111	N	N	9439 221ST PL NE
007	720230	0180	5/28/03	\$532,990	3370	0	9	2003	3	7291	N	N	9455 221ST PL NE
007	720230	0040	8/8/03	\$550,000	3480	0	9	2003	3	6262	N	N	9626 222ND AV NE
007	720230	0150	6/24/03	\$515,000	3480	0	9	2003	3	6357	N	N	9609 222ND AV NE
007	720230	0330	8/20/03	\$554,990	3480	0	9	2003	3	8528	N	N	22131 NE 93RD ST
007	720230	0210	3/10/03	\$541,990	3580	0	9	2003	3	6767	N	N	9431 221ST PL NE
007	720230	0320	7/29/03	\$594,990	3970	0	9	2003	3	12472	N	N	9301 221ST PL NE
007	720230	0130	10/13/03	\$557,990	3990	0	9	2003	3	6472	N	N	9625 222ND AV NE
007	720230	0170	7/17/03	\$587,990	3990	0	9	2003	3	14370	N	N	9463 221ST PL NE
007	732291	0030	8/22/03	\$680,000	4320	0	9	1990	3	57063	N	N	24041 NE 53RD PL
007	770199	0640	7/5/02	\$600,000	2110	1630	10	1997	3	23970	N	N	19912 NE 121ST ST
007	312150	0060	3/26/02	\$439,500	2400	0	10	1992	3	25411	N	N	7731 234TH PL NE
007	152506	9117	7/26/02	\$440,000	2410	0	10	1991	3	35851	N	N	23613 NE 45TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	312150	0270	1/15/03	\$545,000	2610	0	10	1993	3	38938	N	N	7834 235TH PL NE
007	312150	0350	1/27/03	\$498,950	2720	0	10	1993	3	32662	N	N	7803 233RD AV NE
007	352800	0330	6/21/02	\$627,500	2860	0	10	1988	4	28313	N	N	6751 214TH AV NE
007	770199	0380	7/24/03	\$592,500	2890	0	10	1997	3	16397	N	N	19852 NE 124TH PL
007	770199	0490	6/20/02	\$618,000	2910	0	10	1995	3	16213	N	N	12216 201ST CT NE
007	221580	0030	10/9/02	\$520,250	2930	0	10	1993	3	35728	N	N	11030 220TH PL NE
007	312150	0320	6/18/02	\$535,000	2980	0	10	1993	3	23143	N	N	7825 233RD AV NE
007	770199	0100	3/13/03	\$595,000	2990	0	10	1994	3	21760	N	N	12021 198TH CT NE
007	166850	0080	7/19/02	\$507,500	3010	0	10	1986	4	35006	N	N	22327 NE 46TH ST
007	312150	0040	9/9/03	\$580,000	3070	0	10	1992	3	29280	N	N	23211 NE 78TH WY
007	352950	0050	9/12/03	\$567,500	3080	0	10	1993	3	20027	N	N	21618 NE 81ST ST
007	770199	0090	6/19/02	\$645,000	3090	0	10	1994	3	23487	N	N	12025 198TH CT NE
007	352800	0410	7/3/03	\$728,000	3110	0	10	1988	4	35128	N	N	21415 NE 67TH ST
007	770199	0410	10/14/02	\$586,000	3140	0	10	1996	3	15461	N	N	19849 NE 124TH PL
007	221580	0070	9/23/02	\$559,950	3140	0	10	1994	3	35167	N	N	11029 220TH PL NE
007	770199	0430	9/20/02	\$679,000	3210	0	10	1994	3	17090	N	N	12419 198TH DR NE
007	770199	0210	3/31/03	\$599,000	3210	0	10	1997	3	19576	N	N	12027 200TH CT NE
007	312150	0360	4/29/02	\$575,000	3230	0	10	1994	3	47507	N	N	23328 NE 78TH WY
007	770199	0610	6/5/02	\$625,000	3260	0	10	1994	3	24475	N	N	20020 NE 121ST ST
007	770199	0620	10/28/02	\$639,000	3270	0	10	1996	3	22353	N	N	20010 NE 121ST ST
007	352950	0200	11/1/02	\$677,250	3270	0	10	1994	3	27581	Y	N	21417 NE 81ST ST
007	102506	9221	4/14/03	\$589,950	3301	0	10	2001	3	40200	N	N	7231 230TH AV NE
007	770199	0580	9/27/02	\$635,000	3330	0	10	1993	3	22302	N	N	20017 NE 122ND PL
007	032506	9051	8/25/03	\$699,950	3345	0	10	2003	3	40903	N	N	8042 243RD PL SE
007	152506	9106	8/25/03	\$729,000	3380	0	10	1998	3	104979	N	N	4546 243RD AV NE
007	092506	9085	5/20/02	\$1,000,000	3385	0	10	2001	3	218671	N	N	21145 NE 78TH ST
007	152506	9111	5/20/03	\$591,000	3420	0	10	1989	3	35000	N	N	5920 228TH AV NE
007	363680	0050	6/27/03	\$715,000	3540	0	10	1996	3	32567	N	N	8421 217TH AV NE
007	363680	0330	2/3/03	\$650,000	3540	0	10	1997	3	38448	N	N	21823 NE 84TH ST
007	032506	9017	4/30/03	\$775,500	3565	0	10	2003	3	41129	N	N	8037 243RD PL NE
007	363680	0080	2/25/03	\$682,500	3580	0	10	1997	3	30338	N	N	21526 NE 84TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	770210	0040	1/13/03	\$587,000	3580	0	10	1994	3	33157	N	N	23714 NE 61ST ST
007	292606	9065	10/29/02	\$745,000	3624	0	10	1999	3	87991	N	N	11925 204TH AV NE
007	929087	0140	3/26/03	\$595,000	3630	0	10	1997	3	34920	N	N	9512 213TH AV NE
007	363680	0240	4/15/02	\$670,000	3660	0	10	1997	3	37333	Y	N	21511 NE 84TH ST
007	042506	9072	4/3/03	\$697,150	3740	0	10	1998	3	50481	N	N	9108 215TH PL NE
007	352961	0130	9/4/03	\$695,000	3850	0	10	1995	3	30551	N	N	8507 217TH AV NE
007	363680	0020	8/11/03	\$729,000	3910	0	10	1996	3	33636	N	N	21806 NE 84TH ST
007	352961	0030	7/20/03	\$652,000	4020	0	10	1995	3	29506	N	N	21729 NE 86TH ST
007	929085	0600	3/11/02	\$599,000	2380	1510	11	1991	3	38143	N	N	10500 218TH AV NE
007	929085	0560	6/27/03	\$525,000	2840	0	11	1989	3	32990	N	N	21866 NE 104TH PL
007	352801	0160	5/20/02	\$558,000	2950	0	11	1989	3	44458	N	N	6735 223RD AV NE
007	352801	0160	11/6/02	\$550,000	2950	0	11	1989	3	44458	N	N	6735 223RD AV NE
007	929085	0550	7/17/03	\$535,000	3100	0	11	1989	3	56130	N	N	21863 NE 104TH PL
007	352801	0170	9/4/03	\$595,000	3150	0	11	1989	3	40195	N	N	6721 223RD AV NE
007	352801	0230	6/3/03	\$695,000	3160	0	11	1989	3	38632	N	N	22118 NE 66TH PL
007	352801	0140	4/21/03	\$590,000	3170	0	11	1989	3	50077	N	N	6710 223RD AV NE
007	352801	0120	8/27/03	\$712,800	3210	0	11	1989	3	49405	N	N	6616 223RD AV NE
007	352800	0381	9/25/02	\$755,000	3250	0	11	1988	4	28203	N	N	21403 NE 67TH ST
007	929085	0040	6/30/03	\$630,000	3250	0	11	1989	3	37682	N	N	21320 NE 103RD CT
007	152506	9121	9/10/03	\$730,000	3260	0	11	1994	3	57934	N	N	5350 242ND PL NE
007	352801	0080	6/10/02	\$790,000	3300	0	11	1988	3	36062	N	N	22205 NE 66TH PL
007	929085	0240	8/28/02	\$697,000	3350	0	11	1989	3	36290	N	N	21609 NE 102ND ST
007	352801	0210	11/8/02	\$715,000	3420	0	11	1989	3	35024	N	N	22230 NE 66TH PL
007	929085	0660	8/14/03	\$540,000	3460	0	11	1990	3	40570	N	N	21704 NE 105TH PL
007	929085	0170	4/19/02	\$679,900	3490	0	11	1989	3	35924	N	N	21343 NE 101ST CT
007	929085	0580	5/14/03	\$652,250	3570	0	11	1989	3	37573	N	N	21848 NE 104TH PL
007	929085	0970	5/22/03	\$714,500	3630	0	11	1989	3	31613	N	N	21512 NE 101ST ST
007	929085	0970	6/25/02	\$685,000	3630	0	11	1989	3	31613	N	N	21512 NE 101ST ST
007	352800	0390	10/10/03	\$809,000	3640	770	11	1989	4	35002	N	N	6622 214TH CT NE
007	929085	0900	6/17/02	\$657,500	3650	0	11	1989	3	30821	N	N	21825 NE 103RD ST
007	929085	0730	2/16/02	\$640,000	3690	0	11	1989	3	35098	N	N	21518 NE 103RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	929085	0110	6/12/02	\$660,000	3690	0	11	1989	3	35533	N	N	21318 NE 101ST CT
007	352800	0565	11/7/02	\$712,500	3700	0	11	1987	4	72309	N	N	6914 218TH AV NE
007	929085	0540	10/6/03	\$709,000	3710	0	11	1990	3	44320	N	N	21855 NE 104TH PL
007	929085	0510	3/28/02	\$667,000	3770	0	11	1990	3	50607	N	N	21827 NE 104TH PL
007	352800	0045	10/21/03	\$730,000	3840	0	11	1987	4	108464	Y	N	6929 218TH AV NE
007	929085	0530	8/20/03	\$675,000	3960	0	11	1989	3	36091	N	N	21845 NE 104TH PL
007	929085	0520	2/21/02	\$655,000	4000	0	11	1991	3	37253	N	N	21835 NE 104TH PL
007	352800	0510	5/31/02	\$725,000	4150	0	11	1988	3	96574	N	N	21845 NE 69TH ST
007	929085	0590	9/9/03	\$713,000	4180	0	11	1992	3	32242	N	N	21802 NE 104TH PL
007	295440	0490	4/24/02	\$1,290,000	4180	0	11	1996	3	32940	N	N	6703 204TH DR NE
007	295440	0570	5/12/03	\$828,000	4400	0	11	1997	3	55429	N	N	7421 204TH DR NE
007	815580	0080	1/16/02	\$770,000	4490	0	11	1989	3	36277	N	N	6508 240TH WY NE
007	815580	0240	8/22/03	\$1,267,000	4540	1030	11	1998	3	35292	N	Y	6725 240TH WY NE
007	929085	0360	2/12/03	\$780,000	4550	0	11	1990	3	35892	N	N	10109 219TH PL NE
007	815580	0050	6/4/03	\$995,000	4160	0	12	1989	3	31796	N	N	24036 NE 64TH CT
007	295440	0230	10/23/02	\$1,150,000	4170	0	12	1990	3	29183	N	N	6332 204TH DR NE
007	295440	0370	8/5/02	\$1,370,000	4250	0	12	1992	3	39570	N	N	6139 204TH DR NE
007	295440	0390	5/29/03	\$1,124,000	4820	0	12	1996	3	42387	N	N	6215 204TH DR NE
007	262606	9030	3/3/03	\$1,799,000	6220	1000	12	2000	3	223462	Y	N	24525 NE 126TH ST
010	020310	0575	6/18/02	\$183,000	420	0	3	1948	3	22189	N	Y	3267 E AMES LAKE LN NE
010	020310	0290	10/15/02	\$290,000	700	0	4	1945	3	12750	Y	Y	4042 W AMES LAKE DR NE
010	020310	0460	4/17/03	\$245,000	530	0	5	1949	3	13650	Y	Y	3659 E AMES LAKE LN NE
010	020310	0310	4/29/03	\$299,000	1488	0	5	1962	3	15710	Y	Y	4062 W AMES LAKE DR NE
010	182507	9014	1/9/02	\$212,000	1600	0	5	1984	3	239144	N	N	4519 288TH AV NE
010	020310	1210	6/23/03	\$255,200	840	800	6	1978	3	17335	N	N	3449 289TH AV NE
010	182507	9042	7/16/03	\$272,500	1000	0	6	1989	3	189921	N	N	29110 NE 52ND ST
010	020390	0600	7/23/02	\$201,950	1060	0	6	1977	3	17050	N	N	27808 NE 33RD ST
010	020390	0130	3/20/02	\$195,000	1230	0	6	1963	3	10350	N	N	27606 NE 35TH ST
010	020310	0640	8/28/03	\$393,775	1520	460	6	1966	5	15900	Y	Y	3213 E AMES LAKE DR NE
010	142800	1200	1/16/02	\$280,000	900	900	7	1981	3	132422	N	N	4204 272ND AV NE
010	020310	1010	12/12/02	\$279,900	1060	750	7	1993	3	24000	N	N	3641 W AMES LAKE DR NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	020390	0920	6/12/02	\$217,000	1128	0	7	1996	3	9879	N	N	2850 280TH AV NE
010	020390	0780	12/6/02	\$245,000	1160	0	7	1995	3	10316	N	N	3005 280TH AV NE
010	321129	0160	2/25/03	\$310,000	1180	400	7	1992	3	27980	N	N	3011 273RD AV NE
010	321129	0090	4/15/02	\$295,000	1180	400	7	1992	3	31256	N	N	27236 NE 31ST PL
010	321129	0350	5/30/02	\$296,000	1180	400	7	1992	3	34062	N	N	3026 273RD AV NE
010	142730	0120	4/14/03	\$268,800	1190	570	7	1990	3	16418	N	N	26642 NE 51ST CT
010	142800	1100	5/5/03	\$287,500	1210	0	7	1996	3	41369	N	N	27010 NE 45TH ST
010	318311	0040	4/14/03	\$285,000	1240	420	7	1988	3	34834	N	N	28830 NE 10TH ST
010	020310	0190	5/7/02	\$550,000	1270	970	7	1991	3	10800	Y	Y	3630 W AMES LAKE DR NE
010	020390	0380	3/4/03	\$219,990	1300	0	7	1977	3	8800	N	N	3507 279TH AV NE
010	142730	0050	9/18/03	\$274,090	1300	430	7	1990	3	21310	N	N	26455 NE 51ST ST
010	142730	0050	9/19/03	\$267,500	1300	430	7	1990	3	21310	N	N	26455 NE 51ST ST
010	142800	0970	10/9/03	\$278,000	1300	0	7	1983	3	62290	N	N	26933 NE UNION HILL RD
010	020310	1525	6/27/02	\$325,000	1350	0	7	1982	3	51380	N	N	28919 NE 34TH CT
010	321129	0300	4/4/03	\$280,000	1370	0	7	1992	3	35263	N	N	27408 NE 30TH WY
010	730200	0530	7/17/02	\$325,000	1390	480	7	1978	3	35100	N	N	4921 277TH AV NE
010	142800	0775	10/7/03	\$312,000	1400	0	7	1985	3	39190	N	N	4010 266TH AV NE
010	321129	0100	1/2/03	\$315,000	1410	490	7	1992	3	25023	N	N	27235 NE 31ST PL
010	321129	0340	7/21/03	\$333,000	1410	490	7	1992	3	27956	N	N	3014 273RD AV NE
010	318311	0010	4/29/02	\$352,000	1460	0	7	1988	3	35771	N	N	1119 289TH AV NE
010	020310	1187	6/9/03	\$286,500	1640	0	7	1996	3	14842	N	N	3530 289TH AV NE
010	020310	0845	12/16/02	\$283,500	1660	0	7	1980	3	18009	N	N	28004 NE 33RD ST
010	302507	9031	11/25/02	\$384,000	1660	0	7	1992	3	74052	N	N	28826 NE TOLT HILL RD
010	730200	0650	2/19/02	\$277,466	1700	0	7	1978	3	60112	N	N	27919 NE 49TH ST
010	142800	0770	5/12/03	\$285,000	1730	0	7	1984	3	43472	N	N	26708 NE 40TH ST
010	142800	0710	3/21/03	\$399,950	1800	900	7	1972	3	57063	N	N	4401 268TH AV NE
010	182507	9079	5/6/02	\$319,950	1860	0	7	1989	3	44431	N	N	4448 278TH AV NE
010	318310	0190	4/15/02	\$319,950	2010	0	7	1987	3	42654	N	N	1107 291ST AV NE
010	142506	9080	2/20/02	\$412,500	2150	0	7	1994	3	212572	N	N	24614 NE 52ND PL
010	142800	1360	7/8/02	\$350,000	2420	0	7	1993	3	38430	N	N	27620 NE 45TH ST
010	020400	0110	9/17/02	\$271,000	2630	0	7	1976	3	12950	N	N	3406 279TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	142800	0620	10/10/02	\$299,000	2660	0	7	1987	3	40075	N	N	26715 NE 50TH ST
010	142800	0911	9/10/03	\$495,000	2770	0	7	2001	3	41646	N	N	4811 270TH ST NE
010	302507	9097	3/26/03	\$276,000	1340	0	8	1978	3	52272	Y	N	1910 290TH AV NE
010	730200	0730	1/8/03	\$319,900	1430	420	8	1978	3	47480	N	N	27822 NE 47TH ST
010	302507	9081	2/22/02	\$356,000	1480	0	8	1984	3	40266	N	N	27922 NE TOLT HILL RD
010	020310	1140	9/23/03	\$331,250	1580	520	8	1992	3	20000	N	N	3814 E AMES LAKE DR NE
010	020310	1145	8/20/03	\$305,000	1690	0	8	1992	3	20000	N	N	3804 E AMES LAKE DR NE
010	192507	9044	4/29/02	\$325,000	1790	0	8	1988	3	53105	N	N	2522 291ST AV NE
010	142800	1181	9/24/02	\$340,000	1890	0	8	1985	3	40375	N	N	27106 NE 40TH ST
010	730201	0030	5/14/02	\$349,950	1890	0	8	1977	3	41760	N	N	27811 NE 47TH ST
010	202507	9055	7/26/02	\$360,000	1900	0	8	1984	3	70131	N	N	29229 NE TOLT HILL RD
010	142800	0690	3/13/02	\$348,700	1960	0	8	1978	3	81021	N	N	26628 NE 45TH ST
010	242506	9042	9/8/03	\$365,000	1960	0	8	1989	3	105090	N	N	26105 NE 40TH ST
010	730200	0390	2/1/02	\$308,000	2000	0	8	1978	3	52707	N	N	27714 NE 49TH ST
010	142800	0250	7/17/03	\$368,600	2050	0	8	1996	3	83635	N	N	26518 NE 40TH ST
010	142800	1382	6/5/02	\$385,000	2100	0	8	1989	3	44129	N	N	4607 264TH AV NE
010	020310	1157	5/8/03	\$447,500	2120	580	8	2003	3	17460	N	N	3625 289TH AV NE
010	730200	0210	1/22/03	\$301,000	2170	0	8	1980	3	47419	N	N	5109 280TH LN NE
010	730200	0540	10/24/02	\$349,000	2320	0	8	1978	3	35100	N	N	4905 277TH AV NE
010	697991	0020	7/2/02	\$386,400	2380	0	8	1997	3	25419	N	N	27919 NE 28TH CT
010	020310	1390	6/25/02	\$428,000	2380	0	8	1984	3	50094	N	N	3033 W AMES LAKE DR NE
010	182507	9094	6/20/02	\$375,000	2420	0	8	1996	3	41496	N	N	4049 AMES LAKE-CARNATION RD NE
010	302507	9121	4/24/03	\$375,000	2430	0	8	1997	3	43995	N	N	29112 NE 17TH ST
010	697991	0010	9/11/02	\$395,000	2498	0	8	1997	3	30096	N	N	27905 NE 28TH CT
010	730200	0630	9/16/03	\$331,500	2580	0	8	1977	3	33500	N	N	27819 NE 49TH ST
010	182507	9051	2/12/03	\$465,000	2650	0	8	1979	3	291852	N	N	28415 NE 52ND ST
010	302507	9089	4/5/02	\$344,000	2700	0	8	1968	4	26880	N	N	28539 NE TOLT HILL RD
010	142800	0530	10/8/03	\$415,000	2770	0	8	1992	3	97574	N	N	5510 266TH AV NE
010	022506	9018	10/29/02	\$690,000	2770	0	8	1959	3	599821	N	N	25626 NE 80TH ST
010	302507	9146	10/26/03	\$373,500	2990	0	8	1986	3	109771	Y	N	27709 NE 20TH PL
010	132506	9068	4/10/03	\$475,000	3010	0	8	1997	3	314067	N	N	26317 NE 54TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	020310	1524	9/8/03	\$510,000	3030	0	8	1982	3	46853	N	N	28916 NE 34TH CT
010	891300	0280	4/29/03	\$350,000	1560	780	9	1979	3	18620	N	N	29320 NE 16TH PL
010	020360	0110	10/23/02	\$330,000	1730	0	9	1996	3	32442	N	N	6018 284TH WY NE
010	020360	0390	8/29/03	\$462,500	2030	940	9	1998	3	31774	N	N	6360 286TH PL NE
010	302507	9114	1/14/03	\$407,999	2070	0	9	1984	3	87137	N	N	28129 NE 21ST ST
010	020360	0060	3/6/03	\$375,000	2090	0	9	1996	3	77259	N	N	6209 284TH WY NE
010	020360	0380	5/8/03	\$475,000	2140	1080	9	1998	3	32497	N	N	6352 286TH PL NE
010	697991	0070	8/27/03	\$383,000	2150	0	9	1997	3	24000	N	N	27815 NE 30TH ST
010	020360	0140	2/19/02	\$375,000	2150	0	9	1996	3	31238	N	N	6124 284TH WY NE
010	020360	0610	8/15/03	\$465,000	2180	600	9	1997	3	53799	N	N	6335 284TH WY NE
010	142800	0270	8/21/02	\$400,000	2380	0	9	1992	3	51244	N	N	4040 264TH AV NE
010	020360	0150	3/31/03	\$384,950	2400	0	9	1995	3	34264	N	N	6214 284TH WY NE
010	697990	0390	10/15/03	\$415,000	2440	0	9	1996	3	22594	N	N	2525 276TH CT NE
010	697990	0260	7/21/03	\$430,113	2440	0	9	1997	3	23791	N	N	2621 279TH CT NE
010	020360	0010	4/24/02	\$395,000	2450	0	9	1998	3	71438	N	N	28203 NE 63RD WY
010	697990	0200	1/11/02	\$415,700	2500	0	9	1995	3	23971	N	N	27909 NE 26TH ST
010	302507	9067	9/11/03	\$510,000	2500	0	9	1990	3	76665	N	N	1730 285TH PL NE
010	133200	0070	8/4/03	\$435,000	2530	0	9	1995	3	39092	N	N	4500 251ST WY NE
010	112506	9144	4/23/03	\$490,000	2570	0	9	2003	3	53578	N	N	6211 247TH AV NE
010	112506	9011	6/24/03	\$509,700	2570	0	9	2003	3	88862	N	N	6414 247TH AV NE
010	020310	0875	3/1/02	\$444,000	2580	0	9	2001	3	26240	N	N	3357 W AMES LAKE DR NE
010	020360	0250	9/19/03	\$514,000	2610	0	9	1997	3	26068	Y	N	28649 NE 63RD WY
010	020360	0160	8/12/02	\$420,000	2610	0	9	1996	3	37650	N	N	6234 284TH WY NE
010	697990	0330	3/15/02	\$420,000	2630	0	9	1996	3	28298	N	N	2505 QUAIL CREEK WY NE
010	232480	0190	7/1/02	\$509,250	2680	0	9	1997	3	20955	N	N	24535 NE 72ND ST
010	232480	0200	9/23/03	\$500,000	2680	0	9	1997	3	27138	N	N	7220 245TH WY NE
010	020360	0420	3/20/03	\$412,500	2690	0	9	1998	3	39779	N	N	6444 286TH PL NE
010	112506	9145	7/17/03	\$489,950	2690	0	9	2003	3	68824	N	N	6326 247TH AV NE
010	192507	9046	1/2/03	\$460,000	2730	0	9	2001	3	40696	N	N	3113 280TH AV NE
010	020360	0290	11/21/02	\$405,000	2760	0	9	1998	3	38951	N	N	28676 NE 63RD WY
010	182507	9054	3/24/03	\$435,000	2770	0	9	1997	3	55321	N	N	4323 279TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	020360	0590	2/25/02	\$436,000	2770	0	9	1997	3	63118	N	N	6338 284TH WY NE
010	697990	0380	4/4/03	\$492,000	2830	0	9	1997	3	61419	N	N	2529 276TH CT NE
010	252506	9064	2/27/03	\$590,000	2830	0	9	1989	3	217800	N	N	2221 274TH AV NE
010	020340	0060	5/7/03	\$491,000	2870	0	9	1998	3	32069	N	N	2604 280TH PL NE
010	697990	0300	11/7/02	\$462,500	2910	0	9	1997	3	22967	N	N	2619 QUAIL CREEK WY NE
010	697990	0060	6/11/03	\$470,000	2910	0	9	1998	3	27969	N	N	27633 NE QUAIL CREEK DR
010	232480	0130	1/22/03	\$480,000	2920	0	9	1996	3	26960	N	N	7233 245TH WY NE
010	232480	0130	2/13/02	\$462,000	2920	0	9	1996	3	26960	N	N	7233 245TH WY NE
010	302507	9039	6/16/03	\$370,000	2940	0	9	1998	3	24400	N	N	28433 NE 17TH ST
010	730200	0690	5/7/03	\$549,900	3110	0	9	2002	3	49222	N	N	28028 NE 47TH ST
010	020360	0210	10/16/03	\$545,000	3130	0	9	1997	3	52649	N	N	28601 NE 63RD WY
010	022506	9038	3/5/03	\$545,000	3140	0	9	1994	3	194277	N	N	24818 NE 80TH ST
010	112506	9136	4/23/03	\$525,000	3160	0	9	1992	3	43995	N	N	25211 NE 62ND ST
010	232480	0240	6/16/03	\$540,000	3280	0	9	1996	3	26418	N	N	7432 245TH WY NE
010	020360	0530	5/19/03	\$485,000	3280	0	9	1998	3	42861	N	N	6324 285TH CT NE
010	252506	9063	8/14/03	\$635,000	3290	0	9	1990	3	217800	N	N	2317 274TH AV NE
010	182507	9093	6/13/03	\$576,900	3375	0	9	1999	3	36237	N	N	4393 279TH AV NE
010	232480	0270	6/6/03	\$535,000	3470	0	9	1995	3	46961	N	N	7712 245TH WY NE
010	232480	0270	1/7/02	\$509,950	3470	0	9	1995	3	46961	N	N	7712 245TH WY NE
010	142800	0590	4/16/03	\$614,950	3760	0	9	2002	3	105850	N	N	5119 268TH AV NE
010	242506	9012	3/22/03	\$690,000	3890	0	9	1978	3	302742	N	N	2411 268TH AV SE
010	020500	0690	10/24/02	\$440,000	1750	1010	10	1996	3	42079	N	N	26114 NE 27TH DR
010	020500	0400	7/22/02	\$430,250	2280	0	10	1993	3	33305	N	N	26307 NE 25TH ST
010	020500	0250	5/10/02	\$410,000	2290	0	10	1993	3	34498	N	N	2505 261ST CT NE
010	020500	0240	6/17/02	\$437,500	2330	0	10	1994	3	33881	N	N	26004 NE 25TH ST
010	020500	0340	12/16/02	\$423,500	2410	0	10	1992	3	27193	N	N	2504 263RD CT NE
010	020500	0680	7/24/03	\$490,000	2420	630	10	1997	3	38314	N	N	26104 NE 27TH DR
010	020500	0660	10/9/02	\$434,000	2430	630	10	1997	3	43995	N	N	26018 NE 27TH DR
010	133200	0290	6/20/03	\$585,000	2550	1040	10	1998	3	70567	N	N	4025 251ST WY NE
010	020500	0140	1/14/02	\$405,000	2650	0	10	1995	3	26774	N	N	26125 NE 27TH DR
010	020500	0130	12/6/02	\$432,500	2660	0	10	1995	3	31512	Y	N	26205 NE 27TH DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	020500	0560	4/17/03	\$557,000	2710	0	10	1995	3	39391	N	N	25813 NE 25TH ST
010	020500	0050	12/20/02	\$440,000	2710	0	10	1993	3	45537	N	N	2420 265TH AV NE
010	020500	0110	5/13/02	\$449,000	2760	0	10	1996	3	36371	N	N	26403 NE 27TH DR
010	133200	0240	6/5/02	\$465,000	2760	0	10	1995	3	48043	N	N	4405 251ST WY NE
010	133200	0230	6/7/02	\$455,000	2820	0	10	1995	3	42543	N	N	4417 251ST WY NE
010	020500	0060	1/3/03	\$483,000	3070	0	10	1996	3	29991	N	N	2508 265TH AV NE
010	020500	0150	9/29/03	\$630,000	3230	0	10	1995	3	24745	N	N	26117 NE 27TH DR
010	111720	0100	6/11/03	\$687,000	3260	0	10	1990	3	71869	N	N	3939 259TH WY NE
010	112506	9091	7/21/03	\$790,000	3270	0	10	2003	3	224769	N	N	6402 258TH AV NE
010	111720	0400	11/11/02	\$734,000	3400	0	10	1998	3	92472	N	N	25827 NE 30TH CT
010	242506	9066	4/27/03	\$580,000	3460	0	10	1998	3	102818	N	N	27458 NE AMES LAKE RD
010	111720	0110	7/2/03	\$699,000	3470	0	10	1997	3	79617	N	N	3925 259TH WY NE
010	111720	0130	4/12/02	\$680,000	3570	0	10	1997	3	106290	N	N	3907 259TH WY NE
010	020360	0410	7/23/02	\$552,000	3580	0	10	1999	3	49800	N	N	6424 286TH PL NE
010	111720	0280	1/29/03	\$660,000	3680	0	10	1998	3	73773	N	N	25815 NE 39TH WY
010	302507	9159	4/22/02	\$635,000	4020	0	10	2001	3	46174	N	N	28014 NE 21ST ST
010	111720	0540	6/14/02	\$685,000	2873	0	11	1996	3	65952	N	N	25914 NE 32ND ST
010	238600	0120	7/22/03	\$577,000	3100	0	11	1989	3	84892	N	N	3720 264TH AV NE
010	238600	0010	2/25/02	\$565,000	3170	0	11	1989	3	87157	N	N	3210 264TH AV NE
010	111720	0480	5/23/03	\$692,000	3320	0	11	1998	3	76230	N	N	25931 NE 32ND ST
010	111720	0440	2/24/03	\$705,000	3357	0	11	1998	3	73386	N	N	25936 NE 29TH PL
010	238600	0380	2/27/02	\$649,900	3370	0	11	1990	3	68116	N	N	26019 NE 34TH ST
010	232506	9014	12/11/02	\$875,000	3566	0	11	2000	3	431117	N	N	25620 NE 30TH CT
010	238600	0140	4/5/02	\$699,950	3850	0	11	1990	3	50727	N	N	3912 264TH AV NE
010	723755	0020	7/16/03	\$930,000	4050	0	11	2000	3	60123	N	N	5725 251ST CT NE
010	238600	0060	9/16/02	\$865,000	4160	0	11	1991	3	79768	N	N	3400 264TH AV NE
010	111720	0460	1/10/02	\$770,000	4240	0	11	1998	3	74256	N	N	25906 NE 29TH PL
010	111720	0360	6/18/03	\$832,000	4413	0	11	1996	3	170080	N	N	3215 259TH AV NE
010	242506	9082	7/29/03	\$1,200,000	5360	0	11	2001	3	173804	N	N	3006 264TH AV NE
010	238600	0200	4/24/02	\$765,000	3710	0	12	1990	3	91804	N	N	26122 NE 34TH ST
010	238600	0360	9/24/03	\$830,000	4030	0	12	1992	3	68671	N	N	25925 NE 34TH ST

**Improved Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	723755	0280	7/29/02	\$1,038,500	4550	0	12	2000	3	70567	N	N	24525 NE PATTERSON WY
010	723755	0180	3/12/02	\$1,300,000	5770	0	12	2000	3	60548	N	N	5840 245TH PL NE
010	723755	0150	12/18/02	\$1,525,000	6010	0	12	2001	3	48787	N	N	5837 246TH PL NE
010	723755	0170	6/9/03	\$1,416,149	6350	0	12	2001	3	71438	N	N	5809 246TH PL NE

**Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	032506	9017	3/18/02	\$135,000	MULTI-PARCEL SALE DORRatio
007	033960	0140	9/14/02	\$244,950	RELOCATION - SALE TO SERVICE
007	033960	0410	9/30/03	\$89,000	DORRatio
007	042506	9107	9/22/03	\$1,535,000	DIAGNOSTIC OUTLIER
007	052506	9013	6/7/02	\$141,394	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	052506	9064	9/25/03	\$453,000	Obsol PrevImp<=10K
007	052506	9065	3/22/02	\$820,000	QUESTIONABLE PER SALES IDENTIFICATION
007	052506	9100	3/11/03	\$384,900	RELOCATION - SALE TO SERVICE
007	052506	9127	10/10/02	\$328,529	%Compl DORRatio
007	062506	9100	5/27/03	\$71,350	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
007	062506	9147	7/18/02	\$203,000	DIAGNOSTIC OUTLIER
007	082506	9010	10/3/03	\$38,023	DORRatio ActivePermitBeforeSale>25K
007	082506	9056	6/25/03	\$165,658	DIAGNOSTIC OUTLIER
007	082506	9099	5/21/02	\$454,000	DIAGNOSTIC OUTLIER
007	092506	9071	5/28/03	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	092506	9075	8/2/02	\$215,000	%NetCond PrevImp<=10K
007	092506	9127	6/9/03	\$752,250	DIAGNOSTIC OULIER
007	092506	9138	10/16/02	\$395,000	%Compl
007	092506	9163	6/24/02	\$550,000	ImpCount
007	102506	9040	5/22/02	\$350,000	DIAGNOSTIC OUTLIER
007	102506	9041	5/15/03	\$475,000	DIAGNOSTIC OUTLIER
007	102506	9060	4/18/03	\$149,193	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	102506	9149	10/14/02	\$227,250	SHERIFF 0 TAX SALE; STATEMENT TO DOR
007	102506	9172	8/8/03	\$804,900	%Compl ActivePermitBeforeSale>25K
007	102506	9176	1/23/02	\$1,500	DORRatio
007	102506	9192	11/12/02	\$742,000	ActivePermitBeforeSale>25K
007	102506	9260	7/18/02	\$1,417,600	DIAGNOSTIC OUTLIER
007	124310	0070	6/4/03	\$235,000	DIAGNOSTIC OUTLIER
007	124310	0090	3/21/02	\$99,000	QUIT CLAIM DEED DORRatio
007	124310	0160	5/20/02	\$1,000,000	DIAGNOSTIC OUTLIER
007	133090	0350	5/27/03	\$347,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	144480	0110	7/9/03	\$277,000	RELOCATION - SALE TO SERVICE
007	152506	9073	4/14/03	\$10,000	DORRatio
007	162506	9025	6/26/03	\$849,500	DIAGNOSTIC OUTLIER
007	162506	9025	6/26/03	\$849,500	RELOCATION - SALE TO SERVICE
007	162506	9117	9/13/02	\$555,000	RELOCATION - SALE TO SERVICE
007	172506	9041	1/23/03	\$699,995	DIAGNOSTIC OULIER
007	178730	0120	3/18/03	\$500,000	DIAGNOSTIC OUTLIER
007	182506	9016	9/27/02	\$999,000	ActivePermitBeforeSale>25K
007	241391	0280	6/25/02	\$274,050	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	262170	0080	9/20/02	\$349,950	RELOCATION - SALE TO SERVICE
007	292606	9103	1/10/02	\$884,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	295440	0120	8/19/03	\$975,000	DIAGNOSTIC OUTLIER
007	312150	0360	2/9/02	\$575,000	RELOCATION - SALE TO SERVICE
007	322606	9004	10/19/02	\$111,960	DORRatio
007	352800	0430	8/9/02	\$660,000	DIAGNOSTIC OUTLIER
007	352802	0030	3/28/02	\$735,000	RELOCATION - SALE BY SERVICE
007	352950	0230	10/17/03	\$565,000	DIAGNOSTIC OUTLIER
007	720226	0130	8/1/03	\$449,995	RELOCATION - SALE TO SERVICE
007	720226	0740	6/26/03	\$219,000	DIAGNOSTIC OUTLIER
007	720226	1340	3/1/02	\$123,685	DORRatio
007	720227	0730	3/26/03	\$139,834	QUIT CLAIM DEED DORRatio
007	720227	1000	10/23/02	\$455,990	%Compl
007	720228	0020	9/17/03	\$372,132	%Compl ActivePermitBeforeSale>25K
007	720228	0710	9/8/03	\$365,932	%Compl ActivePermitBeforeSale>25K
007	720228	0820	12/26/02	\$343,647	WRONG PARCEL
007	720229	0020	3/19/02	\$342,000	CORPORATE AFFILIATES
007	720229	0030	3/19/02	\$332,500	CORPORATE AFFILIATES
007	720229	0040	3/19/02	\$416,100	CORPORATE AFFILIATES
007	720229	0050	3/19/02	\$411,350	CORPORATE AFFILIATES
007	720229	0060	3/19/02	\$323,000	CORPORATE AFFILIATES
007	720229	0120	9/11/03	\$377,957	%Compl ActivePermitBeforeSale>25K
007	720229	0380	3/19/02	\$313,500	QUESTIONABLE PER SALES IDENTIFICATION
007	720229	0390	3/19/02	\$276,450	QUESTIONABLE PER SALES IDENTIFICATION
007	720230	0070	10/3/03	\$559,295	%Compl
007	720230	0080	9/29/03	\$559,990	%Compl ActivePermitBeforeSale>25K
007	720230	0100	10/6/03	\$589,990	%Compl ActivePermitBeforeSale>25K
007	720230	0120	8/22/03	\$499,990	%Compl ActivePermitBeforeSale>25K
007	720230	0520	9/4/03	\$528,990	%Compl ActivePermitBeforeSale>25K
007	720233	0120	8/4/03	\$261,902	%Compl ActivePermitBeforeSale>25K
007	720233	0130	7/29/03	\$244,952	%Compl
007	720233	0150	8/18/03	\$254,140	%Compl
007	720233	0250	9/5/03	\$253,432	%Compl ActivePermitBeforeSale>25K
007	720233	0280	9/5/03	\$246,495	%Compl ActivePermitBeforeSale>25K
007	720233	0340	8/28/03	\$253,303	%Compl ActivePermitBeforeSale>25K
007	720233	0360	7/15/03	\$256,166	%Compl
007	720233	0370	8/19/03	\$259,232	%Compl ActivePermitBeforeSale>25K
007	720233	0380	7/21/03	\$262,159	%Compl ActivePermitBeforeSale>25K
007	720233	0390	8/14/03	\$257,450	%Compl
007	720233	0410	9/1/03	\$266,723	%Compl
007	720233	0530	9/23/03	\$260,885	%Compl
007	720233	0820	7/17/03	\$374,324	%Compl ActivePermitBeforeSale>25K
007	720233	0840	9/5/03	\$347,545	%Compl ActivePermitBeforeSale>25K
007	720233	0860	9/9/03	\$305,530	%Compl ActivePermitBeforeSale>25K
007	720233	0870	8/6/03	\$334,910	%Compl UnFinArea ActivePermitBeforeSale>25K
007	720233	0880	7/30/03	\$341,095	%Compl ActivePermitBeforeSale>25K
007	720233	0890	8/21/03	\$334,987	%Compl ActivePermitBeforeSale>25K

**Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	720233	0900	9/5/03	\$283,135	%Compl ActivePermitBeforeSale>25K
007	720233	0920	9/15/03	\$269,105	%Compl ActivePermitBeforeSale>25K
007	720233	0950	8/1/03	\$328,556	%Compl ActivePermitBeforeSale>25K
007	720233	0960	8/8/03	\$338,294	%Compl ActivePermitBeforeSale>25K
007	720233	0970	9/11/03	\$362,484	%Compl ActivePermitBeforeSale>25K
007	720233	0980	8/14/03	\$327,995	%Compl ActivePermitBeforeSale>25K
007	720233	0990	8/11/03	\$356,375	%Compl ActivePermitBeforeSale>25K
007	720233	1000	8/19/03	\$348,500	%Compl ActivePermitBeforeSale>25K
007	720233	1030	8/19/03	\$306,500	%Compl ActivePermitBeforeSale>25K
007	720233	1110	9/9/03	\$412,585	%Compl ActivePermitBeforeSale>25K
007	720233	1160	9/10/03	\$381,565	%Compl ActivePermitBeforeSale>25K
007	720233	1190	9/9/03	\$464,220	%Compl ActivePermitBeforeSale>25K
007	720233	1220	9/11/03	\$443,110	%Compl ActivePermitBeforeSale>25K
007	720233	1260	7/29/03	\$495,914	%Compl ActivePermitBeforeSale>25K
007	720233	1270	8/22/03	\$492,717	%Compl ActivePermitBeforeSale>25K
007	720233	1280	8/12/03	\$497,485	%Compl ActivePermitBeforeSale>25K
007	720233	1410	8/20/03	\$392,970	%Compl ActivePermitBeforeSale>25K
007	720233	1430	8/27/03	\$377,680	%Compl ActivePermitBeforeSale>25K
007	720233	1480	7/23/03	\$396,150	%Compl ActivePermitBeforeSale>25K
007	727310	0031	5/17/02	\$245,000	DIAGNOSTIC OUTLIER
007	727310	0090	12/24/02	\$450,000	ImpCount
007	727310	0095	10/16/03	\$380,000	ImpCount
007	751120	0180	6/14/02	\$345,000	DIAGNOSTIC OUTLIER
007	751120	0370	11/19/02	\$325,000	DIAGNOSTIC OUTLIER
007	751121	0240	2/4/03	\$460,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
007	770210	0040	1/13/03	\$615,000	RELOCATION - SALE TO SERVICE
007	805350	0125	7/15/03	\$940,000	DIAGNOSTIC OUTLIER
007	805350	0140	1/23/02	\$1,500,000	QUESTIONABLE PER SALES IDENTIFICATION
007	805350	0520	9/3/03	\$255,000	DIAGNOSTIC OUTLIER
007	815580	0300	3/20/02	\$698,555	DIAGNOSTIC OUTLIER
007	815580	0330	5/22/02	\$884,000	%Compl
007	868221	0280	1/27/03	\$352,976	DIAGNOSTIC OUTLIER
007	868221	0360	12/20/02	\$434,324	DIAGNOSTIC OUTLIER
007	868221	0940	4/17/03	\$231,879	DIAGNOSTIC OUTLIER
007	868221	1000	8/9/02	\$276,238	WRONG PARCEL
007	868221	1080	12/18/02	\$250,000	%Compl
007	868221	1320	11/19/02	\$368,949	%Compl
007	868222	0100	6/20/03	\$465,160	INCORRECT CHARACTERISTICS DATA
007	868222	0110	3/26/03	\$810,074	DIAGNOSTIC OUTLIER; INCORRECT CHARACTERISTICS DATA
007	868222	0120	3/11/03	\$558,354	INCORRECT CHARACTERISTICS DATA
007	868222	0130	3/25/03	\$564,525	INCORRECT CHARACTERISTICS DATA
007	868222	0210	3/17/03	\$640,255	INCORRECT CHARACTERISTICS DATA
007	868222	0220	6/2/03	\$456,450	INCORRECT CHARACTERISTICS DATA

**Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	868222	0240	7/20/03	\$480,000	INCORRECT CHARACTERISTICS DATA
007	868222	0240	8/6/03	\$536,003	WRONG PARCEL
007	868222	0270	5/19/03	\$530,325	INCORRECT CHARACTERISTICS DATA
007	868222	0280	8/26/03	\$602,463	INCORRECT CHARACTERISTICS DATA
007	868222	0290	5/19/03	\$476,642	INCORRECT CHARACTERISTICS DATA
007	868222	0300	3/19/03	\$505,595	INCORRECT CHARACTERISTICS DATA
007	868222	0320	5/16/03	\$558,724	INCORRECT CHARACTERISTICS DATA
007	868222	0330	8/19/03	\$535,713	%Compl
007	868222	0360	9/24/03	\$469,979	%Compl ActivePermitBeforeSale>25K
007	868222	0380	6/25/03	\$442,354	INCORRECT CHARACTERISTICS DATA
007	868222	0400	3/28/03	\$458,565	INCORRECT CHARACTERISTICS DATA
007	868222	0410	7/14/03	\$490,130	INCORRECT CHARACTERISTICS DATA
007	868222	0450	9/4/03	\$535,090	INCORRECT CHARACTERISTICS DATA
007	868222	0470	4/9/03	\$529,016	INCORRECT CHARACTERISTICS DATA
007	868222	0480	3/21/03	\$595,369	DIAGNOSTIC OUTLIER; INCORRECT CHARACTERISTICS DATA
007	868223	0060	8/15/03	\$537,087	%Compl ActivePermitBeforeSale>25K
007	868223	0070	8/13/03	\$584,590	%Compl ActivePermitBeforeSale>25K
007	868223	0150	10/3/03	\$440,250	%Compl ActivePermitBeforeSale>25K
007	868223	0180	10/6/03	\$412,927	%Compl
007	868223	0190	10/3/03	\$374,159	%Compl
007	868223	0200	10/30/03	\$356,399	%Compl
007	868223	0210	10/14/03	\$390,248	%Compl
007	868223	0240	10/14/03	\$397,652	%Compl
007	868223	0250	9/5/03	\$380,000	%Compl
007	868223	0270	5/15/03	\$399,294	DIAGNOSTIC OUTLIER
007	868223	0290	5/29/03	\$407,795	DIAGNOSTIC OUTLIER
007	868223	0590	10/13/03	\$600,194	%Compl ActivePermitBeforeSale>25K
007	868223	0600	10/14/03	\$621,502	%Compl ActivePermitBeforeSale>25K
007	868223	0610	10/14/03	\$540,748	%Compl
007	868223	0810	10/8/03	\$640,782	%Compl ActivePermitBeforeSale>25K
007	868223	0820	9/30/03	\$583,661	%Compl
007	868223	0830	8/28/03	\$508,513	%Compl ActivePermitBeforeSale>25K
007	868223	0840	8/26/03	\$454,760	ActivePermitBeforeSale>25K
007	868223	1150	9/17/03	\$355,005	DIAGNOSTIC OUTLIER
007	868223	1160	8/25/03	\$364,827	%Compl
007	868223	1190	8/13/03	\$382,586	%Compl
007	868223	1200	10/24/03	\$368,350	%Compl
007	868223	1310	10/30/03	\$365,797	%Compl
007	868223	1360	10/9/03	\$355,453	%Compl
007	868223	1370	9/17/03	\$335,338	ActivePermitBeforeSale>25K
007	868223	1420	9/10/03	\$373,164	%Compl
007	880781	0580	11/21/02	\$186,000	DIAGNOSTIC OUTLIER
007	880781	0820	9/20/02	\$110,000	%Compl
007	929085	0170	4/9/02	\$679,900	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	929085	0360	2/6/03	\$780,000	RELOCATION - SALE TO SERVICE
007	929085	0900	3/25/02	\$657,500	RELOCATION - SALE TO SERVICE
007	950885	0240	1/7/02	\$337,000	DIAGNOSTIC OUTLIER
007	951086	0040	10/9/03	\$392,858	%Compl ActivePermitBeforeSale>25K
007	951086	0080	10/17/03	\$387,175	%Compl ActivePermitBeforeSale>25K
007	951086	0090	8/28/03	\$426,669	%Compl ActivePermitBeforeSale>25K
007	951086	0230	9/15/03	\$343,705	%Compl ActivePermitBeforeSale>25K
007	951086	0240	8/22/03	\$344,000	%Compl ActivePermitBeforeSale>25K
007	951086	0250	8/19/03	\$340,000	%Compl ActivePermitBeforeSale>25K
007	951086	0270	10/21/03	\$379,410	%Compl ActivePermitBeforeSale>25K
007	951086	0340	9/3/03	\$392,057	%Compl
007	951086	0350	10/1/03	\$363,800	%Compl ActivePermitBeforeSale>25K
007	951086	0360	10/22/03	\$367,296	%Compl ActivePermitBeforeSale>25K
007	951086	0370	10/7/03	\$364,083	%Compl ActivePermitBeforeSale>25K
007	951086	0380	9/19/03	\$376,000	%Compl ActivePermitBeforeSale>25K
007	951086	0400	8/16/03	\$356,000	%Compl ActivePermitBeforeSale>25K
007	951086	0500	8/29/03	\$329,000	%Compl ActivePermitBeforeSale>25K
007	951086	0530	10/2/03	\$348,282	%Compl ActivePermitBeforeSale>25K
007	951086	0600	8/18/03	\$347,366	%Compl ActivePermitBeforeSale>25K
007	951091	0050	7/28/03	\$358,900	WRONG PARCEL
010	012506	9008	4/23/02	\$580,000	ImpCount
010	012506	9024	1/8/03	\$200,000	DIAGNOSTIC OUTLIER
010	020310	0715	6/13/03	\$270,000	DIAGNOSTIC OUTLIER
010	020310	0790	4/24/03	\$855,000	ImpCountCORPORATE AFFILIATES
010	020310	0790	4/1/03	\$756,600	ImpCountRELOCATION - SALE TO SERVICE
010	020310	0846	3/25/03	\$155,100	DIAGNOSTIC OUTLIER
010	020310	1135	4/21/03	\$450,000	DIAGNOSTIC OUTLIER
010	020310	1190	11/18/02	\$137,700	STATEMENT TO DOR DORRatio
010	020360	0010	4/20/02	\$413,500	RELOCATION - SALE TO SERVICE
010	020360	0210	10/10/03	\$545,000	RELOCATION - SALE TO SERVICE
010	020360	0290	11/21/02	\$405,000	RELOCATION - SALE TO SERVICE
010	020400	0080	5/23/02	\$134,000	DIAGNOSTIC OUTLIER
010	020500	0260	3/20/02	\$390,000	RELOCATION - SALE BY SERVICE
010	020500	0660	6/3/02	\$459,000	RELOCATION - SALE TO SERVICE
010	022506	9030	8/11/03	\$34,120	DORRatio
010	112506	9025	6/11/03	\$750,000	DIAGNOSTIC OUTLIER
010	112506	9028	5/28/03	\$720,000	DIAGNOSTIC OULIER
010	112506	9043	1/31/03	\$597,500	DIAGNOSTIC OUTLIER
010	112506	9070	1/2/03	\$394,000	ImpCount
010	112506	9071	6/18/03	\$595,000	DIAGNOSTIC OUTLIER
010	112506	9091	9/5/02	\$215,000	DORRatio
010	112506	9092	12/10/02	\$314,664	EXEMPT FROM EXCISE TAX
010	112506	9095	7/26/02	\$535,000	DIAGNOSTIC OUTLIER
010	112506	9098	7/25/03	\$745,000	DIAGNOSTIC OUTLIER
010	112506	9105	9/11/03	\$565,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	112506	9108	9/25/03	\$850,000	ActivePermitBeforeSale>25K
010	112506	9113	6/10/03	\$648,000	DIAGNOSTIC OUTLIER
010	112506	9120	11/22/02	\$239,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	112506	9125	9/19/03	\$899,000	DIAGNOSTIC OUTLIER
010	122506	9035	6/4/03	\$100,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS PrevImp<=10K DORRatioOpenSpace0
010	142506	9023	1/15/03	\$780,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	142506	9117	3/1/02	\$1,200,000	%Compl
010	142506	9118	7/12/02	\$399,000	%Compl
010	142506	9119	5/13/02	\$385,000	1031 TRADE %Compl UnFinArea DORRatio
010	142800	0020	6/11/02	\$275,000	DIAGNOSTIC OUTLIER
010	142800	0330	12/7/02	\$148,000	%Compl DORRatio
010	142800	1090	9/16/02	\$150,000	DORRatio
010	142800	1090	9/25/02	\$75,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR DORRatio
010	172507	9037	2/6/03	\$470,000	DIAGNOSTIC OUTLIER
010	172507	9054	1/30/03	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	192507	9044	3/22/02	\$325,000	RELOCATION - SALE TO SERVICE
010	202507	9058	9/27/02	\$97,592	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
010	202507	9058	8/29/02	\$97,592	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
010	232480	0240	4/11/02	\$355,000	EXEMPT FROM EXCISE TAX
010	232506	9021	12/17/02	\$210,000	PrevImp<=10K
010	232506	9108	12/5/02	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	238600	0360	9/24/03	\$830,000	RELOCATION - SALE TO SERVICE
010	242506	9030	5/5/03	\$280,000	Obsol
010	252506	9048	1/9/02	\$280,000	DIAGNOSTIC OUTLIER
010	302507	9022	10/10/02	\$25,000	QUIT CLAIM DEED DORRatio
010	302507	9029	4/10/03	\$129,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
010	302507	9050	8/29/03	\$207,000	DIAGNOSTIC OUTLIER
010	302507	9081	2/22/02	\$356,000	RELOCATION - SALE TO SERVICE
010	302507	9094	3/18/02	\$190,000	%Compl DORRatio
010	302507	9097	8/14/02	\$276,000	RELOCATION - SALE TO SERVICE
010	321129	0160	2/15/03	\$310,000	RELOCATION - SALE TO SERVICE
010	321129	0270	7/31/02	\$188,565	STATEMENT TO DOR
010	723755	0220	8/26/03	\$1,250,000	%Compl
010	730200	0140	2/5/03	\$353,400	EXEMPT FROM EXCISE TAX
010	730200	0390	2/1/02	\$308,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis
Area 71**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	042506	9054	7/15/2002	\$270,000	126759	N	N
7	042506	9067	10/15/2002	\$1,080,000	201247	N	N
7	042506	9179	9/25/2003	\$217,100	82328	N	N
7	052506	9078	7/5/2002	\$290,000	202989	N	N
7	052506	9126	9/11/2002	\$269,950	145490	N	N
7	052506	9137	12/9/2002	\$550,000	101502	N	N
7	092506	9057	9/24/2003	\$100,000	223462	N	N
7	092506	9064	8/26/2003	\$312,000	218235	N	N
7	092506	9150	5/1/2002	\$20,000	45738	N	N
7	102506	9200	1/3/2002	\$240,000	91040	N	N
7	102506	9200	10/28/2002	\$235,000	91040	N	N
7	102506	9253	6/11/2003	\$200,000	60137	N	N
7	102506	9254	6/11/2003	\$200,000	51645	N	N
7	262606	9029	8/1/2002	\$275,000	227383	Y	N
7	262606	9039	6/27/2002	\$300,000	436507	N	N
7	292606	9079	1/11/2002	\$389,000	111513	N	N
7	292606	9082	6/5/2003	\$250,000	108900	N	N
7	312606	9016	9/18/2003	\$500,000	396831	N	Y
7	332606	9028	10/9/2003	\$260,000	219978	N	N
7	332606	9034	8/14/2003	\$878,000	142006	N	N
7	720233	1170	10/14/2003	\$496,955	15118	N	N
7	751120	0030	5/29/2003	\$30,000	47916	N	N
7	805350	0380	9/3/2003	\$220,000	212137	N	N
10	020310	1105	7/23/2002	\$100,000	27425	N	N
10	020310	1205	9/5/2003	\$65,000	17850	N	N
10	020390	0320	9/11/2002	\$25,000	11550	N	N
10	022506	9020	9/8/2003	\$280,000	167270	N	N
10	022506	9066	10/20/2003	\$275,000	186872	N	N
10	022506	9067	7/15/2003	\$274,500	186436	N	N
10	022506	9068	7/28/2003	\$280,000	228690	N	N
10	022506	9069	6/12/2003	\$285,000	208652	N	N
10	112506	9044	3/18/2003	\$143,000	108464	N	N
10	112506	9048	10/10/2003	\$40,000	111949	N	N
10	112506	9064	10/28/2003	\$143,000	89298	N	N
10	112506	9075	3/6/2003	\$120,000	244764	N	N
10	112506	9088	2/14/2003	\$450,000	889495	N	N
10	112506	9153	5/3/2002	\$245,000	111078	N	N
10	132506	9004	3/17/2003	\$150,000	217800	N	N
10	132506	9079	6/18/2003	\$200,000	218235	N	N
10	142800	0890	3/4/2003	\$155,000	104108	N	N
10	142800	1379	9/23/2003	\$160,000	153885	N	N
10	192507	9027	4/9/2003	\$190,000	198633	N	N
10	238600	0510	8/1/2003	\$190,000	79863	N	N
10	252506	9059	10/23/2003	\$72,000	77972	N	N
10	302507	9027	4/25/2002	\$237,000	450410	N	N
10	302507	9093	3/17/2003	\$395,000	172498	N	N
10	723755	0030	12/2/2002	\$275,000	93654	N	N

***Vacant Sales Used in this Annual Update Analysis
Area 71***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
10	723755	0290	9/16/2003	\$270,000	62291	N	N
10	730200	0320	1/6/2003	\$100,000	35042	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 71**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	092506	9090	2/22/2003	\$50,000	DORRatio
7	092506	9090	2/24/2003	\$120,000	DORRatio
7	322606	9069	4/3/2002	\$75,000	DORRatio
7	720225	0040	12/19/2002	\$2,490,000	DORRatio
7	720225	0220	3/24/2002	\$3,284,000	DORRatio
7	720231	0150	2/14/2002	\$1,102,584	GOVERNMENT AGENCY;
7	720232	0270	9/26/2003	\$9,376,444	MULTI-PARCEL SALE;
7	951086	0680	9/2/2003	\$806,500	DORRatio
7	951086	0720	6/23/2003	\$696,100	DORRatio
7	951086	0730	9/20/2003	\$860,000	DORRatio
7	951086	0800	10/22/2003	\$887,000	DORRatio
7	951091	0650	4/23/2002	\$737,689	DORRatio
10	020310	1533	10/23/2002	\$87,000	DORRatio
10	022506	9005	11/5/2003	\$98,348	DORRatio
10	022506	9024	9/8/2003	\$95,000	DORRatio
10	022506	9049	9/22/2003	\$1,400	DORRatio
10	112506	9094	7/26/2002	\$20,000	STATEMENT TO DOR;
10	172507	9064	7/9/2002	\$2,310,000	GOVERNMENT AGENCY; TIMBER AND FOREST LAND; AND OTHER WARNINGS;
10	172507	9064	7/31/2002	\$40,225	GOVERNMENT AGENCY; TIMBER AND FOREST LAND; AND OTHER WARNINGS;
10	182507	9071	3/28/2003	\$213,970	EXEMPT FROM EXCISE TAX;
10	202507	9060	10/16/2002	\$55,000	DORRatio



King County
Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr